

THE GENEVA CITY COUNCIL
JOURNAL OF PROCEEDINGS
REGULAR COUNCIL MEETING

April 2, 2025 – 7:00 PM
City Hall – 2nd Floor Council Room
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. EXECUTIVE SESSION

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Moracco

MOVED THAT council move to executive session at 6:00 to discuss collective negotiations pursuant to article fourteen of the civil service law, and the employment history of a particular person or corporation.

MOTION CARRIED UNANIMOUSLY (6-2 absent)

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Whitfield

MOVED THAT council exit executive session at 6:58pm

MOTION CARRIED UNANIMOUSLY

2. ROLL CALL

Present: Clr. Whitfield, Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer, Clr. Lavin, Clr. Brennan

Absent:

3. PUBLIC HEARING - Amending City Code Section 327-2 Appointment of Members of the Shade Tree Committee

Mayor Valentino opened the public hearing at 7:01pm. With no comment offered at this time, he closed the public hearing at 7:01pm.

4. PUBLIC HEARING - CDBG Application Supporting Heglovich LLC DBA For Bitter For Worse

Mayor Valentino opened the public hearing at 7:01pm. With no comment offered at this time, he closed the public hearing at 7:01pm.

5. PROCLAMATIONS

A. Fair Housing Month

B. Arbor Day

6. PRESENTATION - Police Budget Advisory Board

Amaris Elliott-Engel, Secretary of the Police Budget Advisory Board opened the presentation by reviewing board members to include Chair Anthony Noone, Secretary Amaris Elliot-Engel, Elyse, Nepa, and Rick Hoyt. The

board currently has one vacancy. Secretary Elliott-Engel then reviewed the PBAB's mission to provide greater transparency in the budgeting process, examining expenditures and policy priorities, generate recommendations for the Geneva Police Department budget development process, review and share information with City Council, and understand the amount of discretionary spending allotted to the budget.

Secretary Elliott-Engel reported that the PBAB passed a resolution in January to restore two police officer positions in alignment with DCJS staffing recommendations, and the addition of a mental health professional to the police department. The DCJS study was reviewed, as well as the benefits the department would experience with the restoration of two officer and one mental health professional positions. She reviewed the vision for the mental health professional role to include crisis intervention, assessment and referral, education and training, and assisting with policy development. She explained that a Case Management Model is recommended for this position, and explored funding sources. The PBAB envisions this role increasing community trust, creating opportunities for community engagement, freeing officers up to focus on investigations and enforcement, an opportunity to treat underlying issues, and help with officer retention and recruitment. Mayor Valentino thanked Secretary Elliott-Engel and the entire Police Budget Advisory Board for their collaboration and work.

7. PRESENTATION - Overview of City Grant Awards

City Manager Hendrix provided a grant update, as of March 25, 2025. The City has received three grant award notifications this year, and is awaiting notification on four other grant applications. She shared that the City was recently awarded the Ontario County Infrastructure Grant which will help fund the ATAD project increasing waste water treatment capacity for additional housing planned in the City. Ongoing awards were reviewed to include Opioid Abatement, a noncompetitive ongoing funding source, and the Rural and Tribal Assistance Program (RTAP). 2024 grant awards were reviewed. The City has been awarded just over \$3 million from 2024 grant applications, while waiting to hear on a few applications from last year that haven't been awarded yet.

8. AMENDMENT TO THE AGENDA

ACTION TAKEN by Mayor Valentino; seconded by Ctr. Petropoulos

MOVED THAT the agenda be amended to add a Resolution SEQRA Determination of Significance relating to Ordinance Amending Chapter 300 to Establish a Transfer Station at the City's Resource Recovery Park and Authorizing an Intermunicipal Agreement with the Town of Geneva, A Resolution Authorizing an Intermunicipal Agreement with the Town of Geneva for the Operation of a Resource Recovery Facility, Enacting an Ordinance to Amend Chapter 300 to Establish a Transfer Station, and Creating User Fees for the Resource Recovery Park, a Resolution Amending the 2025 General Fund Budget, and Reconsideration of Resolution 16-2025 Supporting a Sale of Surplus Real Estate Parcel Number 104.8-1-34

MOTION CARRIED UNANIMOUSLY

9. DISCUSSION - Panhandling

Councilor Petropoulos opened the discussion by defining aggressive panhandling. He suggested legislation, noting that some cities in New York State have had aggressive panhandling ordinances hold up in court. Lt. Bielowicz explained that upon arrest, an aggressive panhandling suspect would be released immediately, and noted that all aggressive behavior is already against the law. Councilor Petropoulos explained that he'd still like to see legislation and enforcement downtown.

Councilor Whitfield wondered how many incidents of aggressive panhandling have occurred, to make it on this agenda. He also noted that not all panhandlers are looking for cash to buy drugs or alcohol; recently a panhandler approached him because he needed money to do his laundry. Lt. Bielowicz noted that there have been at least 50 complaints in the last month. Discussion followed around defining homelessness, to include couch surfing and sleeping outdoors. Councilor Gillotte wondered how the police department would recommend

people react when approached by a panhandler. Lt. Bielowicz recommended that if you're not going to give the panhandler money to politely say no and walk away. If after declining to give money, someone is followed and harassed, the panhandler could be arrested. Councilor Pealer raised concerns about panhandling not being good for business downtown. He also expressed frustration that incarceration isn't a deterrent. Councilor Whitfield raised concerns about wanting to control panhandling rather than help people. Mayor Valentino wrapped up the discussion suggesting a look at code and next steps.

10. CONSIDERATION OF MEETING MINUTES

ACTION TAKEN by Clr. Pealer; seconded by Clr. Petropoulos

MOVED THAT the minutes of the February 25, February 27, March 4, March 5, and March 10, 2025

Council Meeting be approved

MOTION CARRIED UNANIMOUSLY

11. PUBLIC COMMENT

Gregory Peck addressed Council, explaining that reducing the number of Councilmembers would reduce voices, if council was to be reduced to seven or five members. He recalled residents of Ward 6 experiencing two deaths of Councilors while in office, leaving them unrepresented for some time on two occasions in recent memory. He then recalled an experience he had while living in Connecticut, where a council was reduced from five to three by unexpectedly vacant seats. This led to too much work for the three remaining representatives to manage, and summer months going by with no meetings or business being handled by the body. Mr. Peck observed less and less civic engagement, and concerns of there being too much work for a body of 5 in the City of Geneva, also noting that even the current council isn't very diverse.

Anne Hoyt, of the Geneva Green Committee shared the Climate Smart Committee in the City of Canandaigua, and all they have accomplished for that City. She shared that the Green Committee is already doing all of the things the Canandaigua Climate Smart Committee is doing, and noted that the City of Geneva isn't getting any credit for the work without the Climate Smart designation. She recommended moving the Green Committee to official committee status pretty quickly, to move the City towards the Climate Smart designation. She explained that several Green Committee activities can earn points towards Climate Smart status including giving away composting bins, rain barrel workshops, pollinator days, DPW education, and community education.

Antonio Aguilera of Jackson Street shared his concerns about agitating and moving soil during construction at the Foundry site, with the proposed Home Leasing development. He explained that he is opposed to the development, and voiced concerns about traffic and back yard flooding.

Cruz Aguilera, a Jackson Street resident explained that the neighborhood is already crowded, and a good community. He has concerns that construction at the Foundry site may also affect the lake's health, and that neighbors are scared and unsure what to do.

Nancy Velez-Anderson, an Exchange Street resident shared that her backyard backs up to the Foundry site. She explained her opposition to developers disturbing soil on the site, and raised concerns about remediation only moving out 24" of soil while mercury can seep 3 feet into the ground, which will be disturbed with development of the property. She encouraged the developer and City to find another location for the project, which she believes belongs among businesses, not in a residential area. She further explained that neighbors don't want 60 units and their noises since its' subsidized housing.

Mark Gramling, of Jackson Street explained that he is disturbed by the rushed process developing the Foundry site, and encouraged the City to invest in its residents. He raised concerns about isolating poverty in a single

location, and for a project that mirrors the income of the neighborhood, which will increase crime, and violence. He suggested that the City should prioritize integration, not segregation. He also raised concerns about how this development violates the Comprehensive Plan, and expressed concern that the City is wasting money on a Comprehensive Plan update to justify the development of the Foundry site. He suggested that marginalized communities are forced into contaminated places, noting that a similar project proposed for Slosson Lane was rejected because it could lower home values, and didn't fit with the neighborhood, asking why Jackson Street is different. He went on to explain that dismissing crime concerns doesn't make Geneva safer. He explained the purpose of mixed income neighborhoods is to reduce crime. Mr. Gramling shared that he's not opposed to affordable housing, he's opposed to poor planning. He suggested that this plan is reckless, and perpetuating systemic pollution racism, and will force current home owners to relocate.

Maira Aguila, shared that she lives on Jackson Street with her husband and children ages 5, 8, 8, 3, and 3. They have lived on Jackson Street for fourteen years, and have asked the City on multiple occasions to purchase the property next to their house. She expressed her concerns about the proposed Foundry site development, raising traffic congestion concerns with evening and weekend services at the Parrish being made worse by adding a 60 unit building to the neighborhood. She encouraged Council to reverse their decision and consider Jackson Street residents.

Catherine Price – Statement read by Clerk Tillotson:

Dear members of Council,

As I am not able to attend this evening's meeting, I am submitting this letter as public comment.

I would like to share my thoughts as a resident in Historic North, Ward 4, regarding the sale of the City property known as the Foundry site. The Director of Planning and Economic development, in collaboration with regional economic development entities, worked very hard to bring new development to Geneva. Ontario County, State of NY, regional & national developers have been watching Geneva change policy to encourage development and sell surplus land that has been stagnant for many years. They are watching this change with positivity and are excited to help us develop as a well-placed hub for intentional growth in the Finger Lakes.

Planning and Economic development was able to court a wonderful developer, Home Leasing, to create affordable housing in Geneva. Please remember, affordable housing means income consistent with this neighborhood. Employees of our downtown businesses NEED housing for people making \$18 to \$26 an hour (or \$32,000 to \$50,000 annually). This location behind Ashley Furniture and D&R Flooring is within walking distance of public transportation and downtown shopping. I have visited a property developed and managed by Home Leasing - Heritage Gardens in Henrietta and I drive by Huntington Apartments in Seneca Falls regularly. These are beautiful places to call home; places where I would live without hesitation.

If we reverse the sale of this property to a proven, collaborative developer simply because a few individuals oppose change, we risk far more than just one project. We will send a clear message that Geneva is not serious about growth. Developers will stop submitting proposals, state funding for development will dry up, and Ontario County Economic Development will once again view Geneva as an unreliable partner. City Council has expressed interest in lowering taxes, yet rejecting this opportunity directly undermines that goal. And despite talk about lowering taxes, rejecting this sale proves the opposite—that City Council is choosing to keep taxes high by turning down a real opportunity to grow the tax base.

Megan Houppert of Home Leasing introduced herself, and explained that she's heard fear and misinformation in the proposed workforce housing project on Jackson Street's next steps. She explained that community involvement is important to Home Leasing. She explained that the former Foundry is a great site for the proposed development, especially given its walkability. She shared that there will be community meetings, and understands what the public is worried about. She explained that there will be a site suitability analysis, required by NYS, as well as geothermal and environmental studies. She further explained that Home Leasing has built on many brownfield sites, and would never build on un-remediated soil, noting that some additional remediation may be required at the site. She also explained that these projects require mitigation or depressurization, to stop

vapors from coming into buildings. Ms. Houppert also explained that the project will be respectful to the existing neighborhood, and will go through a rigorous planning process where the public can express their concerns. Home Leasing's mission is to improve the life of residents and be a part of the community.

12. CITY MANAGER REPORT

City Manager Hendrix provided the following report:

Goal 1: Ensure Fiscal and Organizational Stewardship of City Resources

City Staff Vacancies

The two cost savings vacancies that are currently in place as part of the 2025 budget process are a police officer and sergeant vacancy. To assist in reducing the total 2025 budget a rolling vacancy of at least two positions must be kept until ~\$200,000 of cost savings is achieved.

Recruitment for a police officer will soon begin with a plan to hire for participation at the June Academy.

Hiring for Seasonal Labor

We are hiring seasonal laborers and recreation attendants. Please spread the word about these temporary positions at the Department of Public Works and Recreation Center. Applications are now open: <https://ontario-portal.mycivilservice.com/>

Exemption Reminder for Homeowners

The deadline to file exemptions, either new or renewal for Low-income senior is May 1st. New STAR Enhanced applications must be filed by May 1st. If you have been receiving the STAR Enhanced exemption there is no need to reapply. If you have questions on any exemptions, please reach out to the Assessor prior to May 1st by calling 315-484-0313 or 315-828-6552. The assessment office public hours are Monday, Tuesday and Thursday 8:30-4pm. Other times are available by appointment, please call ahead.

City Window and Cornice Work

City Hall is currently under construction. Be advised that available parking spaces and traffic flow around city hall will be impacted and there will be inconveniences.

Normal business hour ingress and egress will be maintained during the project. Access to the ground floor elevator will also continue to be open.

Water and Sewer Rate Study Request for Proposals

We have received five proposals from consultants for the Water and Sewer Rate Study. Staff will be reviewing these documents to select a vendor to begin work on this important study. As mentioned in our budget meetings we have asked the selected consultant to have initial information prepared by the end of summer so that it may be incorporated into our budget discussions.

CDBG Housing Program Administrator Request for Proposals

We have received three proposals from firms able to administer the CDBG Housing Program. The selected firm will work with the homeowners to assist them with the construction process and ensure programmatic compliance. The firm is paid for by grant funds.

Bridge NY Middle Street Bridge Project Request for Proposals

We have received four proposals from firms to replace and install our Middle St Bridge. The selected firm will work DPW to install the bridge upgrades detailed in our Bridge-NY grant. The firm is paid for by grant funds.

Goal 2: Promote Economic Development within the City

Property Sales Process

The 2025 Second Quarter review is scheduled for the beginning of April and any offers not received by April 4, 2025 will be reviewed in the 3rd quarter with a due date of July 6, 2025. The City reserves the right to decline an offer for any reason if it is deemed to not be in the best interest of the future of the City.

Goal 3: Increase and Sustain Intergovernmental Relations with City Partners

YMCA Use of Washington Street Park

City staff members from DPW and Recreation met with the Director of the YMCA to discuss the use of Washington Street Park during the summer as a location during the construction at the Y. The teams will meet again at the park to review the needs of the YMCA to hold summer camp and where they can locate a large tent, portable toilets, and any other camp related items. If we can logistically support the YMCA use of the park, an agreement will be drawn up to outline the mutual responsibilities and will be further discussed at the May council meeting.

Fire Services Shared Services Meeting

Chief Parrotta is continuing to collect data from the other jurisdictions. Our next meeting is April 15, and the parties will further discuss areas of collaboration, including community engagement, financial/cost savings strategies, OSHA and training requirements, and ISO ratings systems.

Goal 4: Develop and Implement Strategies to Create and Continue Dynamic Communications Regarding City Actions

Community Conversations

Community Conversations kicked off on March 12 with just over a dozen community members, plus Councilmembers Brennan and Petropoulos. Our next community conversation will be held on April 18 from 11am – 1pm, with Special Guest Recreation Director David Sharman at the Bozzuto Center.

Radio

Starting on April 3, 2025 we will have an ongoing 7:50am radio presence highlighting the City of Geneva. This will allow time for myself and other City department leaders to provide updates on current projects, programs, and services as part of the morning radio program.

CGI Video Production

City staff will be working with CGI Video Production to create four videos about Geneva. These videos will be placed on our main page and allow us to highlight the City. We will be producing four videos – a welcome video and three themed videos. Categories are still being honed but a few thoughts are: Working & Investing in Geneva; Living & Staying in Geneva; Arts, Culture, & Community; Visting Geneva. Business members will also be provided sponsorship opportunities by CGI to compliment the City videos.

Goal 5: Enhance the Quality of Life for City Residents

Avian Influenza

Since January, Buildings and Grounds team members have worked 23 hours to collect, report, and dispose of 112 deceased waterfowl within the City, since January 2025.

Street Light Outages

50 new drivers have been received, and 21 outages have been repaired in last two weeks. We have hired a temporary employee to assist with additional electric work in the coming weeks.

Buildings and Grounds

Staff members are repairing mowers and fixing damages from winter operations. Playground equipment safety inspections have been completed, and deficiencies are being addressed.

Highway

Potholes and Utility Pavement Repairs are occurring throughout the City. Crews began saw-cutting utility break areas and repaired a sewer blockage under the Main Street median.

Water Treatment Plant Transformer Project

Switchgear equipment has been delivered to WTP and staff are coordinating an install with contractors. Staff began distribution flushing and chlorine residual testing. Water quality reports are included in this quarters water bills.

Lake Tunnel

The benches have been completed, and concrete sidewalk work is started. We look forward to the completion of this area by this summer. This is a DRI project.

Gazebo Replacement

We are coordinating Geneva Community Projects on the final concept for the replacement Gazebo at Lakefront. Funding was allocated by both GCP and the City to replace the current gazebo which is in disrepair.

13. ORDINANCE – Second Reading of an Ordinance Amending Section 327-2, Appointment of Members of the Shade Tree Committee

City Manager Hendrix presented the following Ordinance:

BE IT ENACTED, by the City Council of the City of Geneva, Ontario County, State of New York, as follows:

WHEREAS, City of Geneva City Code Chapter 327 established a Shade Tree Committee in order to advise City Council regarding the care, preservation, planting and removal of trees in city parks and other public areas; and

WHEREAS, City Code Section 327-2 provides that members of the Shade Tree Committee are appointed by the City Manager and approved by the City Council; and

WHEREAS, City Council desires to amend Section 327-2 to provide for members of the Shade Tree Committee to be nominated by the City Manager and appointed by City Council;

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Geneva, that:

Section 1. Amendment.

City Code Section 327-2, entitled “Creation and establishment of Shade Tree Committee” is hereby amended as follows:

The second sentence of Section 327-2 shall be replaced in its entirety and shall henceforth read:

The Committee shall consist of six to nine members, nominated by the City Manager and appointed by the City Council.

The remainder of Section 327-2 not amended as provided herein shall remain in effect.

Section 2. Validity and Severability.

If any clause, sentence, paragraph, word, section or part of this ordinance shall be adjudged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, word, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 3. Inconsistency.

All other local laws and ordinances of the City of Geneva that are inconsistent with the provisions of this ordinance are hereby repealed provided, however, that such repeal shall only be to the extent of such inconsistency. In all other respects, this ordinance shall be in addition to such other local laws or ordinances regulating and governing the subject matter covered herein.

Section 3. Effective Date.

This ordinance shall be effective thirty (30) days following its enactment.

ACTION TAKEN by Clr. Pealer; seconded by Clr. Petropoulos
MOVED THAT this ordinance be approved
MOTION CARRIED UNANIMOUSLY

14. RESOLUTION – Supporting the CDBG Application for Heglovich LLC DBA For Bitter For Worse

Director West presented the following resolution:

WHEREAS, the Geneva City Council supports programs and projects that align with the 2016 City of Geneva Comprehensive Plan, and

WHEREAS, the City of Geneva, New York, is committed to promoting economic vitality within the community; and

WHEREAS, New York State offers funding under the Community Development Block Grant Program which supports economic development projects; and

WHEREAS, in partnership with Heglovich LLC (DBA For Bitter For Worse), the City has identified a project that aligns with the objectives of the CDBG Economic Development Grant, including establishing a facility for the production of nonalcoholic cocktails at the Cornell Agriculture Technology Park (Tech Farm) in the City of Geneva; and

WHEREAS, the City of Geneva believes that securing the CDBG Economic Development Grant would provide necessary financial resources to further this project and positively impact the City's economic development goals;

WHEREAS, the City of Geneva acknowledges the importance of collaboration with local, regional, and federal partners, including Heglovich LLC, to maximize the impact and success of economic development initiatives;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, as follows:

1. **Support for the Application:** The City of Geneva fully supports the submittal of an application for the CDBG Economic Development Grant to provide funding for Heglovich LLC's establishment of a nonalcoholic beverages production facility at the Cornell Agriculture Technology Park in the City of Geneva.

2. **Authorization to Apply:** The City of Geneva hereby authorizes the City Manager and appropriate City staff to submit and manage the application for the CDBG Economic Development Grant, including any necessary documents, reports, and follow-up actions required.

3. **Authorization to Accept:** The City of Geneva hereby authorizes the City Manager or Mayor to accept the grant, if awarded, and sign any grant-related contracts.

ACTION TAKEN by Clr. Lavin; seconded by Clr. Grimaldi

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

15. RESOLUTION – Authorizing the Implementation of Funding and Costs of a Transportation Project Which may be Eligible for Reimbursement from Bridge NY Funds

Director Venuti presented the following resolution:

WHEREAS, a project for the Middle Street over Marsh Creek Superstructure Replacement, P.I.N. 4BNY80 (the Project") is eligible for funding under Title 23 U.S. Code, as amended, 23CFR as amended and PUB. L. 117-58 also known as the "Bipartisan Infrastructure Law" (BIL); and

WHEREAS, the City of Geneva will design, let, and construct the Project: and

WHEREAS, the City of Geneva desires to advance the Project by making a commitment of 100% of the local costs for the Preliminary Engineering and Right-of-Way Incidental phases

NOW, THEREFORE, the City Council, duly convened does hereby

RESOLVE, that the City Council hereby approves the above-subject Project; and it is hereby further

RESOLVED, that the City Council hereby authorizes the City of Geneva to pay 100% of the cost of Preliminary Engineering and Right-of-Way Incidental, work for the Project or portions thereof, with the understanding that qualified costs may be eligible for federal-aid, state-aid, or reimbursement from Bridge NY funds; and it is further

RESOLVED, that the sum of \$205,000 is hereby appropriated from the General Fund and made available to cover the cost of participation in the above phase(s) of the Project; and it is further

RESOLVED, that the City Council hereby agrees that the City of Geneva shall be responsible for all costs of the Project which exceed the amount of federal-aid, state-aid, or NY Bridge funding awarded to the City of Geneva; and it is further

RESOLVED, that in the event the Project costs not covered by federal-aid, state-aid, or NY Bridge funding exceed the amount appropriated above, the City of Geneva shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the Director of Public Works thereof; and it is further

RESOLVED, that City of Geneva hereby agrees that construction of the Project shall begin no later than twenty-four (24) months after award and the construction phase of the Project shall be completed within thirty (30) months; and it is further

RESOLVED, that the City Manager of the City of Geneva be and is hereby authorized to execute on behalf of the City of Geneva all necessary agreements, certifications or reimbursement requests for federal-aid and/or state-aid with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the City of Geneva's funding of Project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible; and it is further

RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project; and it is further

RESOLVED, this Resolution shall take effect immediately.

ACTION TAKEN by Clr. Pealer; seconded by Clr. Petropoulos
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY

16. RESOLUTION – Authorizing an Intermunicipal Agreement with the Town of Geneva for the Operation of a Resource Recovery Facility; Enacting an Ordinance to Amend Chapter 300 of the City Code to Establish a Transfer Station at the City's Resource Recovery Park; and Creating User Fees for the Resource Recovery Park

City Manager Hendrix presented the following resolution:

WHEREAS, the City Council of Geneva, NY seeks to explore intermunicipal cooperation to better serve the waste management needs of the residents of the City and the Town of Geneva; and

WHEREAS, the City Council has identified an opportunity to operate a resource recovery facility for both municipalities, and believes this collaboration can enhance environmental sustainability and waste diversion efforts; and

WHEREAS, the City Manager has recommended entering an Intermunicipal Agreement with the Town of Geneva to operate the resource recovery facility for a nine-month trial period; and

WHEREAS, in order to accommodate the facility operations, the City Council recognizes the need to amend Chapter 300 of the City Code to establish a transfer station at the City's Resource Recovery Park; and

WHEREAS, the City Council believes it is in the best interest of the City to establish user fees for the use of the Resource Recovery Park to ensure the long-term sustainability of the facility and cover the operational costs;

NOW, THEREFORE, BE IT RESOLVED BY THE GENEVA CITY COUNCIL AS FOLLOWS:

1. **Authorization of the City Manager to Enter into an Intermunicipal Agreement:**
The City Council hereby authorizes the City Manager to engage in an Intermunicipal Agreement with the Town of Geneva for the operation of a resource recovery facility during a nine-month trial period. The City Manager shall have the authority to negotiate and finalize the terms of the agreement, ensuring it aligns with the goals of the City and protects the City's interests.

2. **Enactment of Ordinance to Amend Chapter 300 of the City Code:**

The City Council directs that an ordinance be drafted to amend Chapter 300 of the City Code to establish a transfer station at the City's Resource Recovery Park. The ordinance shall include appropriate provisions for the operation, maintenance, and oversight of the transfer station, in accordance with applicable regulations.

3. **Creation of User Fees for the Resource Recovery Park:**

The City Council hereby authorizes the creation of user fees for the Resource Recovery Park, to align with the current fees at the Town facility. City residents will obtain facility permits from the City Clerk and the fees for said permits shall be \$20 for a recycling sticker per vehicle for the calendar year and \$75 for a punch card that allows the disposal of 2 30-gallon bags of trash per punch, with the card containing 52 punches. There is not a limit on how many punches can be used at one time.

4. **Trial Period Review:**

After the nine-month trial period, the City Manager shall provide a report to the City Council on the effectiveness of the Intermunicipal Agreement and the operation of the transfer station. The report will include recommendations for continuation, modification, or termination of the agreement, and will assist in determining the long-term strategy for the Resource Recovery Park.

5. **Effective Date:**

This Resolution shall take effect immediately upon its adoption.

City Manager Hendrix explained that this will be a nine-month long pilot program. Councilor Pealer wondered if the fee structure allows for Town residents to access the City's transfer station. City Manager Hendrix explained that it will be available for City and Town residents to use, and will follow the Town's fee structure, \$20 for an annual recycling tag, and \$75 for a 52-punch card, with each punch being good for two bags of trash. She also explained that the transfer station will be open on one weekday, and Saturday. Councilor Pealer wondered which Town employee would be staffing the City site, that is unknown at this time. Councilor Pealer then wondered what is operating on that site at this time. Director Venuti explained that currently yard debris and food scraps are collected there at no cost. Councilor Pealer wondered what the grant is offsetting, Director Venuti explained that it offsets labor, equipment, hauling and disposal costs. City Manager Hendrix added that the grant provides start up money, to gauge if current fees will cover costs of the transfer station.

ACTION TAKEN by Clr. Pealer; seconded by Clr. Lavin

MOVED THAT this resolution be approved

ROLL CALL VOTE: Aye - **Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer, Clr. Lavin, Clr. Brennan, Mayor Valentino**

 Nay - **Clr. Whitfield**

MOTION CARRIED (8-1)

17. RESOLUTION – SEQRA Determination of Significance Relating to Ordinance Amending Chapter 300 to Establish a Transfer Station at the City's Resource Recovery Park and Authorizing an Intermunicipal Agreement with the Town of Geneva

City Manager Hendrix presented the following resolution:

WHEREAS, the City Council is considering an ordinance to amend City Code Chapter 300 to establish a transfer station to accept residential solid waste and recycling on a limited basis at the City's Resource Recovery Park on Doran Avenue, and also considering an Intermunicipal Agreement with the Town of Geneva for the operation of the same (collectively as the "Action"); and

WHEREAS, the above referenced Action is an Unlisted action pursuant to Part 617 of the State Environmental Quality Review (SEQR) regulations; and

WHEREAS, the City Council is the only approving agency and is therefore the designated lead agency for SEQR review; and

WHEREAS, the City Council has reviewed Parts 1, 2, and 3 of the Short Environmental Assessment Form (EAF); and

WHEREAS, the City Council has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) of the SEQR Regulations and the information contained in Parts 1, 2 and 3 of the Short EAF.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby accept the findings contained in Parts 2 and 3 of the Short EAF and directs the City Manager to sign and date the Short EAF Part 3; and be it further .

RESOLVED, that the City Council has reasonably concluded that said Action **WILL NOT** result in any significant adverse environmental impacts based on the review of the Short Environmental Assessment Form; and

BE IT FINALLY RESOLVED, that the City Council does hereby make a Determination of Non-Significance on said Action, and the City Manager is hereby directed to issue the Negative Declaration as evidence of the City Council's determination of environmental non-significance.

ACTION TAKEN by Clr. Lavin; seconded by Clr. Pealer
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY

18. RESOLUTION – Amending the 2025 General Fund Budget

Mayor Valentino presented the following resolution:

WHEREAS, the City of Geneva has a General Fund budget for 2025; and

WHEREAS, the approved 2025 Budget document does not include funding for shade structures at the lakefront or the summer concert series;

NOW THEREFORE BE IT RESOLVED that the Geneva City Council hereby and in due form does amend the 2025 General Fund budget as follows:

2025 General Fund Balance	\$40,000
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Events - 8689.4112	\$10,000
Grounds Maintenance - 7110.4044	\$30,000

Mayor Valentino explained that this budget amendment allows for funding of the Lakefront Summer Concert Series which is well attended by residents and tourists, as well as repairs to the lakefront shade structures. Councilor Brennan wondered if the fabric is being replaced in its entirety. Director Venuti explained that the fabric, wiring and harnessing will all be replaced. Councilor Pealer wondered if the shade structure repair was

reduced from the budget, City Manager Hendrix confirmed that it was. Councilor Petropoulos wondered if the replacement fabric will last longer than the original structure. Director Venuti explained that the design lifespan is 8-10 years.

ACTION TAKEN by Mayor Valentino; seconded by Clr. Lavin

MOVED THAT this resolution be approved

ROLL CALL VOTE: **Aye - Clr. Whitfield, Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Lavin, Clr. Brennan, Mayor Valentino**
 Nay - Clr. Pealer

MOTION CARRIED (8-1)

19. RECONSIDER RESOLUTION – 16-2025 Supporting a Sale of Surplus Real Estate Parcel Number 104.8-1-34

Councilor Pealer presented the following motion for reconsideration:

WHEREAS, the City of Geneva has identified surplus real estate that is not serving a city goal, and

WHEREAS, the City of Geneva's adopted policy for Purchasing Geneva City-Owned Real Property calls for quarterly review of offers for city property by the Property Acquisition and Disposition Committee; and

WHEREAS, the Property Acquisition and Disposition Committee did meet on Feb. 3, 2025 to review offers received; and

WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with offers on Parcel Number 104.8-1-34 from Home Leasing, Middle & Hallenbeck from Cook Properties, and Crystal St. from Habitat for humanity of Greater Rochester; and

WHEREAS, the City of Geneva did hold a public hearing on the sale of Parcel Number 104.8-1-34 to Home Leasing on March 5, 2025; and

WHEREAS, Home Leasing did propose a sale price of \$70,000 due at closing with a non-refundable \$2,500 deposit due at the start of the due-diligence period good for one year with the option to extend that due-diligence period for an additional year with additional non-refundable \$2,500 deposits for each year up to 3 years; and

WHEREAS, entering into this contract and due-diligence period is a Type II (27) action under SEQR and further environmental review will be required once a design is proposed; and

WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and

NOW THEREFORE BE IT RESOLVED that the City Council authorizes the City Manager to take all necessary action to enter into a contract for the sale of Parcel Number 104.8-1-34 to the Home Leasing team in accordance with the offer presented by Home Leasing. The City Manager is authorized to negotiate in the best interest of the City all details of sale not specified in the offer letter. Final closing on the sale will be subject to coordinated SEQR with the City of Geneva Planning Board once project details are complete and on approval of the proposed housing project and all necessary financing. Sale will be contingent on that project moving forward within a reasonable time frame and ownership will revert to the City if construction is not completed within 3 years of closing.

City Attorney Hou reviewed the process for bringing a resolution back for reconsideration, to include that the resolution can only be brought back by a councilmember who voted affirmatively the first time, and a 2/3 majority vote is required to rescind the approval of the resolution.

Councilor Pealer shared that he brought this motion to reconsider because he has more questions about the PILOT package, wondering what the value of the agreement will be per unit. Director West explained that there is no PILOT in place, as it will be negotiated later with the IDA. He noted that the developer has

proposed \$500 per year per unit. Councilor Pealer then wondered about the value of the property per unit. Director West explained that the value of affordable housing property is calculated differently, and that the value of the property to the City, once the project is completed will be around \$26 million. Councilor Pealer raised concerns about the tax burden being shifted to the remainder of tax payers, especially related to school taxes.

Councilor Petropoulos stated that he was against the project from the start, has a petition signed by area residents, and didn't like the developer's original presentation or design. He shared that the DEC says a park can go on that parcel, and suggested that instead of housing.

Councilor Moracco raised concerns about the proposed 60-70 unit building having only one parking spot per unit. He suggested that subsidized housing might be a better fit on Clark Street. He also wondered what jobs there are for new residents to fill, wondered how many people in Geneva are unemployed currently, and raised concerns about property value in the neighborhood.

Councilor Lavin apologized for describing the neighborhood as decrepit, explaining that he's been in homes in the City to deliver food, clothing, and care. He's familiar with cut up rental homes and the poor condition he finds many to be in. He recalled substandard housing during COVID leading to children going to the Boys & Girls' Club to do their work, which they simply couldn't do in their homes. Councilor Lavin recalled Council wanting more density to improve the quality of housing in the City when reviewing zoning. He explained that the tax base won't grow if we don't have places for people to live. He also explored the benefit of current residents in the older cut up rentals moving into new apartments, as this would lift current residents up. He also noted that the planning and zoning process will also occur. Councilor Lavin noted the benefits, as he sees them, to getting 200 people out of substandard housing, or new college grads into their first apartments and staying in Geneva.

Councilor Gillotte agreed that the original presentation was vague. He reminded council that the developer will reach out to the community and involve them before decisions are made, and that the City will have control over the planning and zoning board process. Director West confirmed that the developer is excited to engage with concerned neighbors, and wants the project to benefit the neighborhood. He explained that the developers have up to two years to get through the funding process, and explained that they are essentially working in the City, for the City for free for the first year until they secure funding, which could take up to two years. He shared that they will be going to the Planning Board for a special use permit, and noted that multi family housing is allowed on the parcel. He explained that the City will have control over how the building sits on the parcel, and its architecture. Councilor Gillotte explained that Home Leasing is a professional company, with a good history of keeping the community involved, and recalled that they still need to secure funding and environmental reviews. He explained that the more the City turns a shoulder and pushes away this project, the less interest there will be for developers to come to Geneva.

Councilor Brennan sympathized with neighbors who spoke during public comment, and voiced his support for the project, as the City needs to grow and signal that it's ready to take on projects. He stressed that it's important to be consistent as a City, recalling economic development talk being backtracked in the past.

Councilor Grimaldi shared that he has worked with Home Leasing, reporting that they can put up a good building, but voiced concerns about moving too quickly. He is in favor of rescinding and using the preferred developer model instead for this project, giving the City more control. City Manager Hendrix explained that the initial discussion occurred one month prior to presentation, and reminded Council that there will be neighborhood meetings, as this developer is committed to working with neighbors. She reminded Council that there is no proposed building design or layout for this project yet, an example of another project's building was used during the presentation to Council.

Councilor Whitfield commended neighbors for coming to the meeting and speaking, noting that this is the first meeting he's seen where minorities are the majority in attendance. He encouraged them to keep up the energy and raised concerns about some voices only being concerned because this proposed development is on their street.

Mayor Valentino shared that he's honored to have had the opportunity to sit on council in three different seats over the years, acknowledging that he can't please everyone. He complimented previous Councils for their efforts to clean up the Market Basket and Foundry.

Councilor Pealer explained that he sees home ownership as making people upwardly mobile, and wondered what jobs people in workforce housing will fill. He expressed concerns that renters don't care for the community like home owners do. He wondered why the developer doesn't get the project approved by the City before Council approves the sale, suggesting taking control back and using the preferred developer model. He wondered why the project will need a special use permit. Director West explained that a lot of projects require them, as the system gives the Planning Board more control over the process. Councilor Pealer wondered if the power is in the Planning Board, not Council with special use. Director West explained that the sale won't be finalized until the project has planning board approval.

Councilor Petropoulos thanked neighbors for coming out, promising to continue to represent them, noting that code is the next target, going after bad landlords.

Councilor Moracco recalled other projects coming up in the City, concerns about short term rentals taking away single-family homes, and expressed frustration at another project proposed to have 60-75 units, mostly one bedroom, which is not what he sees the City needing.

ACTION TAKEN by Clr. Pealer; seconded by Clr. Petropoulos

MOVED THAT this resolution be reconsidered

ROLL CALL VOTE: Aye - Clr. Whitfield, Clr. Moracco, Clr. Petropoulos, Clr. Grimaldi, Clr. Pealer

 Nay - Clr. Gillotte, Clr. Lavin, Clr. Brennan, Mayor Valentino

MOTION CARRIED (5-4)

ACTION TAKEN by Clr. Pealer; seconded by Clr. Gillotte

MOVED THAT this resolution be rescinded

ROLL CALL VOTE: Aye - Clr. Whitfield, Clr. Moracco, Clr. Petropoulos, Clr. Grimaldi, Clr. Pealer

 Nay - Clr. Gillotte, Clr. Lavin, Clr. Brennan, Mayor Valentino

MOTION DEFEATED (4-5)

20. BOARD AND COMMISSION APPOINTMENTS

ACTION TAKEN by Clr. Gillotte; seconded by Clr. Pealer

MOVED THAT Jessie Felde be appointed to the LDC

MOTION CARRIED UNANIMOUSLY

Mayor Valentino appointed Councilors Petropoulos, Gillotte, and Brennan to the OEO Project team

Mayor Valentino appointed Councilor Brennan to the CDBG Housing RFP Program

21. MAYOR AND COUNCIL REPORTS

Councilor Brennan shared that Tom Burrall donated \$200 in firewood sales this month, bringing him past the \$1,500 mark in donations. 16 saplings were planted at HWS in City right of ways last week. The Historic Districts Commission had no applications, and no meeting.

Councilor Lavin commented on traffic between downtown and HWS campus, and shared that in reaction to resident's concerns about trash he's been walking with a garbage bag picking up 10 or so cans early in the

mornings, and will do so through graduation. He continues to hear about parking concerns from residents, and suggested exploring parking passes for residents in the area.

Councilor Pealer shared that Planning Board did not meet in March, but will meet in April. He wondered when the lake tunnel will open. Director Venuti shared that it's on track to open in before the Seneca Seven Race. Councilor Pealer wondered about getting a donation of infield clay for Jefferson Park. Director Venuti reminded him that the City can't ask for donations. Discussion followed.

Councilor Grimaldi shared that the Geneva Housing Authority is doing fine. They're finishing up some remodels, and have a couple of evictions in court. He wondered about the Media's lot, and if the owners are going to tear it down. Councilor Grimaldi commented that if the City is taking a stance on the school district curb cut, they should do it now.

Councilor Gillotte also wondered where Media's stands. Director West explained that the City could pay for demolition, which costs more than the property is worth and explained challenges around taking down a building built over a stream, that will require state involvement. BID is holding a hanging basket fundraiser, at \$45 per basket to fund a planter at Lake St. and 5&20. BID continues to expand transparency by adding minutes and the Directors Report to their website. Hometown Heros banners will go up next week, and the BID annual dinner was a success, thanks to all who attended. The Police Budget Advisory Board continues to do a great job, with good knowledge and collaboration.

Councilor Petropoulos shared that the LDC met earlier today. Upcoming events include Mission Zero on April 26, the last Indoor Market on April 12, and the Rink Plan open house on April 16. Home Leasing will be scheduling it's first neighborhood meeting at the library. Town Hall will be held at the Library on Saturday from 9:30-12:30 with special guest City Manager Amie Hendrix. The LDC is looking to fill two board seats for city residents working in banking.

Councilor Moracco is looking forward to the Town Hall on Saturday.

Councilor Whitfield shared that Recreation is preparing for Mission Zero, Spring Break Camp will be held April 14-18, the Easter Egg Hunt is on April 12 at the Rec Complex, signups are live for Soccer Tots and Youth Soccer, and congrats to the Geneva Generals and Hobart Hockey teams for their championship wins.

22. EXECUTIVE SESSION

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Moracco

MOVED THAT council move to executive session at 9:58 to discuss the financial history of a particular person or corporation

MOTION CARRIED UNANIMOUSLY

ACTION TAKEN by Clr. Brennan; seconded by Clr. Petropoulos

MOVED THAT council exit executive session at 10:28pm

MOTION CARRIED UNANIMOUSLY (7-2 absent)

23. ADJOURNMENT

ACTION TAKEN by Clr. Brennan; seconded by Clr. Petropoulos

MOVED THAT the meeting be adjourned at 10:28pm

MOTION CARRIED UNANIMOUSLY (7-2 absent)

Nicole Tillotson
City Clerk