

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

REGULAR COUNCIL MEETING

JUNE 4, 2025 – 7:00 PM

City Hall – 2nd Floor Council Chambers
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

Present: Clr. Whitfield (arrived at 7:05), Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Lavin, Clr. Brennan
Absent: Clr. Pealer

2. PUBLIC HEARING - Sale of City Owned Property – Conover Street

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

3. PUBLIC HEARING - Community Development Block Grant 2025 Program Year Applications

Mayor Valentino opened the public hearing at 7:01pm. With no comment offered at this time, he closed the public hearing at 7:02pm.

4. PROCLAMATIONS

- A. Juneteenth
- B. Pride Month

5. PRESENTATION - Code Presentation

Superintendent Braman provided a presentation that included information about the purpose and intent of Code Enforcement, building permits, Geneva Municipal Code, NYS Building Codes, landlord/tenant complaints, and 2024 stats.

Councilor Petropoulos wondered if any of the 400 annual complaints are duplicated. City Manager Hendrix explained that any duplication is accounted for. It was noted that about \$1,000 in court fees are collected annually by Code. Councilor Moracco wondered why the enforcement process takes so long.

Superintendent Braman explained that once the process moves to court, it's out of Code's hands.

Escalating to State Court was discussed. Attorney Hou explained that often individuals have a lack of means, and where compliance is the goal, fines don't solve the problem. Councilor Lavin expressed his appreciation for Code's work, noting his own experience with homes in disrepair. Discussion followed

around properties Code Enforcement is working with currently. Councilor Lavin wondered what Council could do, wondering about eminent domain and legal fines. Discussion followed around challenges and legalities. Councilor Lavin wondered about the Madia's property on Castle Street, Superintendent Braman explained that the property will be addressed later in tonight's agenda, noting that it may be taken down, explaining that a deadline for the property owner to submit demolition plans by May 23 has come and gone. Mayor Valentino explained that when a property owner is doing the minimum, keeping up on property taxes, they can typically get by. Councilor Petropoulos noted safety concerns related to a property on Genesee St, where the door has been kicked in. Code Enforcement Officer Kelly shared that the City has secured that door a couple of times.

6. PRESENTATION - May Budget Update

Comptroller Blowers reviewed the May 2025 numbers, explaining that police overtime is a little high, but situational. He explained that the 12-hour shift pilot program has helped lower overtime, even with officers out on leave. The Fire Department's overtime is a little high due to training and coverage. Highway overtime is on track, with this year's overtime being generated with snow removal. Buildings and Grounds is incurring planned overtime due to mowing. Water overtime looks good, sewer is high due to lateral work, and waste water treatment is in very good shape. Comptroller Blowers shared that the City has CD's earning good interest at a local bank, and explained restrictions on comingling funds from different accounts, as well as use restrictions. The General Fund is very close to where it was at this time in 2024. Sales tax is within \$600 of projections, occupancy tax is a little low but on track, and the expense side is down about 2.5%. Comptroller Blowers also shared that the water fund is where it should be, as well as other revenues. Expenses in the water maintenance and water treatment budget both look good as well. He further shared that debt services in all funds have mostly been paid for the year, as most payments are made in May, there will be some smaller payments in November. The Sewer fund is about where it was last year at this time, and the next water and sewer billing will occur at the end of June. Councilor Lavin wondered if sales tax type categories of revenue can be shown with year over year trends. Comptroller Blowers explained that those figures are monitored quarterly, and he can share a year over year report.

7. AMENDMENT TO THE AGENDA

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT the agenda be amended to add a resolution authorizing a contract for Long Pier improvements, and a resolution setting a public hearing to commence Chapter 111 enforcement at 314-316 Castle St.

MOTION CARRIED UNANIMOUSLY (8-1 absent)

8. DISCUSSION - MAP Grant Selection Committee

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT the MAP Grant Selection Committee discussion be tabled

MOTION CARRIED UNANIMOUSLY (8-1 absent)

9. SUPERVISOR UPDATE

Supervisor Kennedy opened his update sharing that Town of Geneva Supervisor Venuti will represent this side of the County for the Solid Waste Management Plan, noting that the City will be asked to send a representative as well.

The County Parks Master Plan has been completed, highlights of the plan include an appendix on the Kashong area in Port Gibson being considered for a County park, as well as other areas for new park consideration.

The next County Administration and City meeting will be held on June 17. Supervisor Kennedy also shared that there will be an E Waste collection event at the GCSD Bus Garage this Saturday. Ontario Cares inducted 35 peer support individuals for youth in the criminal justice system this evening. He also shared that funding cuts at the federal level to Medicaid are expected to drop around July 4th, noting that about 40% of county residents receive some sort of Medicaid services. More will be known about the impacts on Ontario County by the end of summer.

Councilor Petropoulos thanked Supervisor Kennedy for the update, and wondered if the bus garage will be in the regular county wide recycling event rotation. Supervisor Kennedy was unsure, but noted that events are usually repeated year to year at the same location, and noted that the mattress disposal event in the Town is held annually and goes very well.

Supervisor Kennedy gave a shout out to HWS Community Engagement for fixing up a conspicuous house on Hamilton St, in quick response to a complaint.

Mayor Valentino thanked Supervisor Kennedy for being the only City Supervisor attending Council meetings and providing updates.

10. CONSIDERATION OF MEETING MINUTES

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

MOVED THAT the minutes of the May 7, 2025 and May 13, 2025 Council meetings be approved

MOTION CARRIED UNANIMOUSLY (8-1 absent)

11. PUBLIC COMMENT

Dave Linger spoke on the subject of the proposed Lakeview development of 218 Genesee Street. Mr. Linger raised concerns about the building towering over neighbors, and creating concentrated poverty. He stated that at a recent Planning Board meeting speakers were told to limit their comments, noting that he's against silencing residents. Mr. Linger shared that this proposal has shaken his faith in Geneva to its core, as he now sees the City moving in the wrong direction. Mr. Linger explained that the City's workforce including nurses and teachers won't pay to live among mental health patients. He encouraged attendance at the June 18th Planning Board meeting and expressed concern that the IDA would be considering the City Manager's position on the project when they meet in July.

Wendy Marsh spoke on Lakeview's proposed development of 218 Genesee Street, opening by stating that the application is misrepresented to the community. She explained that the project is funded by Mental Health for Mental Health patients, and is inconsistent with the zoning code and comprehensive plan. She raised concerns about the project only including 19 parking spaces, and expects the project to destroy the historic district. She raised concerns about the visual impact of the five-story building, and referenced the Bookie Study. Ms. Marsh further shared that Geneva can't sustain more poverty households, and encouraged residents to look at what's appropriate to help Geneva thrive. In closing she stated that the project isn't allowed by right, needing waivers, variances, and a PILOT.

Kathy Lovejoy, of Lakeview Health Services provided a project overview for 218 Genesee Street, to include 74 units, mixed use; office space, a community room, and fitness center; and 26 parking spaces based on utilization on other projects. Ms. Lovejoy also explained that 37 units are supportive independent living units, and that the project is not a medical, rehab or assisted living facility. She further shared that security features include building entry controlled by a key fob system, security cameras, and on-site staff. Ms. Lovejoy also explained that on site cameras historically help with neighborhood crime. She further shared that supportive needs units will include income and criminal screening.

Steven Kelley, of Ward 3 commented on the May 28th budget meeting. He recalled Councilor Whitfield's comments about recreation programs being important for kids. He also noted the suggestion of a Mental Health professional on staff at the Police Department, citing a program in Colorado with outcomes that included reducing the number of arrests. Mr. Kelley also raised concerns about the suggestion related to reducing Code Enforcement staff, viewing this as a short term savings that will cut the City's poorest residents short. He closed by stating that taxes are necessary to provide the services residents need.

Catherine Price, Executive Director of the Geneva BID spoke about accessibility to downtown and programing. She shared that the BID Board recently included a commitment to accessibility to the BID's mission statement. BID has been working with Rochester Accessible Adventures to make Paddlefest fully accessible, which has been accomplished with grant funding. The event will be held on July 5th.

Ally Sponger DeGon shared some background on the Harriet Tubman Scenic Byway resolution on the agenda. She shared that the byway is a 550-mile trail on established roadways from Manhattan to Niagara Falls. It was noted that the Ontario County Board of Supervisors approved a resolution last week. Ms. Sponer DeGon further explained the statewide connection Geneva has to the proposed Byway, noting that Catherine Pope, who helped the Underground Railroad, is buried in the Washington Street Cemetery. She also explained that the corridor plan is on track to be submitted to the state legislator for designation in January of 2026. The Byway is expected to increase tourism along its route, as well as offer educational opportunities.

12. CITY MANAGER REPORT

City Manager Hendrix provided the following report:

2026 Budget Planning

City council held a 2026 budget prep meeting where they discussed their priorities for the ~\$20M operating budget. The full budget presentation can be found [here](#).

City Staff Vacancies

The two cost savings vacancies that are currently in place as part of the 2025 budget process are a sergeant and police officer. The MEO to Laborer vacancy will begin the process to be filled. As will the vacancies created by the Director of Planning and Economic Development and the pending vacancy by the Recreation Director.

City Building Repairs

Lakefront Tunnel: The lighting system in the tunnel has been compromised, and the tunnel lights are being repaired. We are trouble shooting the problem. There are not currently cameras at the tunnel, and this is one area that has been identified for additional cameras as budgets allow.

City-Wide Camera Upgrades

The City Cameras are coordinated by Integrated Systems and we utilize radios to assist with the secure functions of the cameras. Unfortunately, the new radios were included in the "Tariff increase" so at this point the price of the radios more than doubled up. We are working with Integrated Systems to assist in getting new radios in place despite the increases. The reason we use radios for our camera systems is our cameras are on secure systems. Municipal surveillance cameras are not the same as home camera systems. We have steadily increased our camera surveillance each year, and at the same time need to increase our radio system.

585 Exchange Street Development Updates

A team of City Staff, Councilmembers, Pivotal, Hunt, Greenleaf, and Taylor, are meeting on a bi-weekly basis to work towards moving the project forward. This month, Alyssa Williams from BDCL Architects joined the group to share initial design concepts. In the coming months community meetings will be held in the community to review potential designs and to gather input.

The study shows support in the city of 200 units in a mix of 1 BR, 2BR, and 3BR units.

A workforce housing serving individuals with 30%-80% AMR would have market support.

Our next steps will be for the development team to complete the site survey and begin the SEQR process next month. In July/August we will have community meetings. The plan is to appear to the planning board by fall with the project going to the state for funding by December/January.

Funding for the Geneva Farmer's Market

The city has been provided \$50,000 to continue improvements to the Farmer's Market. This funding will assist in looking at furthering design concepts to increase food access to the City. Included in the funding are funds for administration, facility review/design, engineering, and more.

Finger Lakes Regional Economic Development Council Meeting at HWS

FLREDC met at Hobart and William Smith Colleges on June 3. The meeting kicked off with remarks from President Gearan sharing the collaborations with the City of Geneva and the importance of prosperity and continued investments from the public and private sector to encourage continued growth and success for both higher education and municipalities. As the host County, Chair of the Board of Supervisors, Jared Simpson and Director of Economic Development spoke about the recent housing study and the need for quality housing to spur economic development in Ontario County. Several projects were discussed with the need for continued expansion of housing throughout the entire county. The board meeting primarily focused on the New York State Consolidated Funding Application process, which the City will be applying for several grant programs to assist with infrastructure, storm mitigation, recreation and more. The Council will also be joining with the Western NY REDC to support an ACHIEVE (Advancing Collaboration for High-impact Initiatives for Economic Visions & Expansion competition) application.

Planning Board Public Hearing Continuation

Lakeview Health Services: Lakeview Health Services will return to the Planning Board meeting on June 18 regarding their site plan and special use permit. This is a proposed five-story building, which meets current zoning for the downtown area.

Resource Recovery Park

City staff are happy to announce a new recycling collaboration with Vinny Aliperti, Owner and Winemaker of Billsboro Winery. A separate recycling bin will be utilized for all wine bottles and food grade glass. Wine bottles and "Food Safe" or "Food Grade" glass containers must be rinsed out.

Labels, capsules and collars are acceptable. Please note Pyrex and Ceramic is NOT allowed.

The collected materials will be transferred to a facility where the glass bottles are sorted by color, crushed and containments are removed. The recycled glass will eventually be mixed with other raw materials to create new bottles. There is no additional recycling charge to the \$20 annual fee for this service.

The Resource Recovery Park is now open on Thursdays and Saturdays from 8:30am – 4:30pm.

Geneva City School District West Street School Project

Director Venuti, members of his team, and I have been meeting with the School District regarding their West Street School Project. We had asked for additional information related to the project so Director Venuti could keep council apprised of the project and work with the school to best meet the residents' needs. While we have received much of the information requested from the school, last week we received notice from the school district's attorney which clearly outlines the school districts plan to move forward. The letter indicates the school district would pursue legal actions against the City should there be movement by the City to not allow this project to be implemented following the approval vote by the school district.

Sewer and Water Fee and Rate Review

The City has contracted with GHD Engineering, Architecture & Construction Services to study the water and sewer rates and fees. The Town of Geneva has committed to financially supporting a portion of the costs associated with GHD completing the study. Additionally, the Town of Fayette, who has met with Mayor Valentino, and I have proposed an Intermunicipal agreement which would also pay for some of the study so that they can work with the City to utilize the City sewer facility.

Community Conversations

Our June Community Conversation will be on June 17th from 3pm – 5pm at the Welcome Center. The special guest will be Chief Eveland.

CGI Video Shoot

The City has entered into a partnership with CGI Video to produce three brief videos highlighting the City. CGI Video shoot will occur June 10-12 throughout the City. Crews will be on-site collecting footage related to the three videos that will promote the City.

Kayak Vendor

We did not receive any proposals for a kayak vendor at the Lakefront. We will review this for 2026 programming.

Richards' Park Playground

The City of Geneva Buildings, Parks and Recreations Departments does an annual safety inspections of our playground equipment. This initiative prioritizes child safety and aligns with the National Playground Standards. Richards Playground is the oldest in the city and the equipment has exceeded its useful life and endured years of vandalism. DPW will be exploring new options for the space in the upcoming budget year. DPW is analyzing costs of equipment to replace this equipment with new amenities, and it was not part of the 2025 budget. The new parks nonprofit is currently conducting a survey on the parks and is interested in working with the City on this. Their survey can be found here:

<https://docs.google.com/forms/d/e/1FAIpQLScNGLEOVaAslpACV5tGWsUJT8-4cmktL7DnRw8Zs01luJsj6w/viewform>

Kayak Storage

The City of Geneva offers rack storage space for kayaks, canoes, stand-up paddleboards, and other pre-approved paddle crafts at Lakefront Park! The storage season is May 1st - November 1st.

Rental fees are:

Resident: \$100/rack space

Non-Resident: \$125/rack space

Spaces are first-come, first-serve. One paddle craft per rack space.

Payments can be mailed with application. Please make checks payable to CITY OF GENEVA. Credit/Debit payments must be made in-person at City Hall. There is a 3% convenience fee with all credit/debit transactions.

Forms can be mailed to: City of Geneva, 47 Castle St. Geneva, NY 14456. ATTN: Recreation Department

Soccer Tots

Soccer tots has officially kicked off with nearly 50 participants. Soccer tots is for children ages 3-4 and held at the Recreation Complex on Monday evenings in May. Registration is available on the Recreation Website.

Storm Water Grant

City Staff have meet with Seneca Watershed Steward Ian Smith to discuss project options around storm mitigation for a small grant opportunity (\$10,000).

Recreation Summer Camp

Summer camp registration is now open for children ages 5-12. Camp runs July 7th – August 15th in ½ day or full day sessions. Information on summer camp can be found here:

<https://www.cityofgenevany.gov/259/Recreation-Department> and scholarships are available!

DPW Updates

•Crews did a great job preparing all parks and Glenwood Cemetery for the Memorial Weekend. Despite receiving measurable rain for 24 out of first 28 days in May, city parks were in the best shape for public use and enjoyment as possible.

June Monthly Data for the City of Geneva, NY

Item	Amount	Source
Population	12,573	2023 – 5-Year ACS
Number of Households	4,878	2023 – 5-Year ACS
Households with children	898	2023 – 5-Year ACS
Poverty rate for the City	18.3% or 1,870 people	2023 – 5-Year ACS
Number of owner-occupied homes in the City	49.2% or ~2,399 homes	2023 – 5-Year ACS
Number of commercial properties in the City	714	Assessment Department
Number of rental units in the City	50.8% or ~2,476 units	2023 – 5-Year ACS
Number of homes sold in YTD May 2025	151	RealtyTrac
Number of Active Listings for Residential Sale as of 5/31/2025	18	RealtyTrac Up from 10 in April 2025
Number of Active Listings for Commercial Sale as of 5/31/2025	10	LoopNet
Short Term Rentals as of 6/1/2025	108 (+5 since April '25)	Rentalscape
Active Short-Term Rental Permits as of 5/31/2025	35 complete, 16 in process	Rentalscape
2025 Tax Rate	\$12.16	2025 City Budget
2025 City of Geneva General Budget	\$20,898,780	2025 City Budget
General Fund - Fund Balance as of 5/31/2025	\$5,237,618	Finance Department
2025 City of Geneva Water Budget	\$3,316,999	2025 City Budget
Water Fund – Fund Balance as of 5/31/2025	\$1,637,262	Finance Department
2025 City of Geneva Sewer Budget	\$5,534,798	2025 City Budget
Sewer Fund – Fund Balance as of 5/31/2025	\$2,423,131	Finance Department
Overtime Budget (All Departments)	\$452,100	2025 City Budget
Overtime Expended as of 5/31/2025	\$178,854	Finance Department

Total Cash (All Accounts) as of 5/31/2025	\$28,664,415	Finance Department
Sales Tax Revenue Received	\$1,441,626	Finance Department Variance from 2024: +\$593

City Manager Hendrix responded to a comment Wendy Marsh offered during the Public Comment portion of the meeting, noting that she will not be giving the IDA her thoughts on the 218 Genesee St. project, rather she will be walking the IDA through the PILOT process.

13. RESOLUTION – Sale of City Owned Property – Conover Street

City Manager Hendrix presented the following resolution:

WHEREAS, the City of Geneva owns land known as Conover Street, and identified on the attached survey as Parcel A and Parcel B; and

WHEREAS, the Geneva City Council has deemed that this property no longer serves a public purpose and should be sold to a private party; and

WHEREAS, staff has reviewed private interest in this property; and

WHEREAS, if a proposal is determined to be in the best interest of Geneva residents, City Council anticipates the sale of the property to Mr. McGowan at a cost of no more than \$40,000.

NOW, THEREFORE, BE IT RESOLVED, that the Geneva City Council, hereby and in due form, directs the City Manager and City Attorney to prepare and execute documents necessary to affect the sale of property known as Conover Street.

Councilor Lavin noted that the purchase offer for this property is almost as much as the Foundry site is being sold for, and will grow the tax base when two homes are constructed there. Mayor Valentino described this property at the end of a sidewalk that leads to nowhere. He raised safety concerns related to the high-pressure gas line on the property, as well as access concerns. It was also noted that this property is a paper street, not an actual street. Discussion followed around easements for NYSEG access and liability. City Manager Hendrix shared that there is a property disposition list on the website, and explained the quarterly process of reviewing city owned property and determining which properties the City wishes to sell.

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

MOVED THAT this resolution be approved

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

MOTION CARRIED (6-2, 1 absent)

14. RESOLUTION – Supporting the Harriet Tubman Underground Railroad New York Scenic Byway Nomination and Corridor Management Plan Adoption

Director Venuti presented the following resolution:

WHEREAS, the historic qualities of the Harriet Tubman Underground Railroad New York Scenic Byway, as described in the corridor management plan, and the surrounding areas have been appreciated and celebrated for over a century by the residents of New York State, as well as tourists, historians, artists, authors, and other visitors to the region; and it is this unique combination of the journeys of Harriet Tubman and those Freedom Seekers who traveled on the Underground Railroad that create the special sense of place that is vital in telling the New York story of the human desire for freedom and the historic sites they utilized during their journey to emancipation; and

WHEREAS, the Steering Committee of the Harriet Tubman Underground Railroad New York Scenic Byway, composed of representatives of 22 municipalities along the proposed scenic byway route, committed to working cooperatively to protect and promote the historic, scenic, recreational, and economic well-being of the 544-mile Corridor throughout the state and agreed to pursue the nomination of the Harriet Tubman Underground Railroad New York Scenic Byway; and

WHEREAS, under the leadership of the Harriet Tubman Underground Railroad New York Scenic Byway Steering Committee, each of the 22 counties contributed to the development of this corridor management plan by encouraging public participation, confirming the vision and goals, and leading individual meetings of the Collaborative; and

WHEREAS, the Steering Committee of the Harriet Tubman Underground Railroad New York Scenic Byway, consisting of relatives of Harriet Tubman, descendants of Freedom Seekers, Harriet Tubman and/or Underground Railroad historians, representatives from state and federal agencies, has strengthened the historic integrity, representation, and the principles of the corridor management plan; and

WHEREAS, in the process of developing this corridor management plan, the Harriet Tubman Underground Railroad New York Scenic Byway Steering Committee has strengthened the bonds of inter-municipal cooperation, and the involved entities envision further benefit through scenic byway designation including sustained collaborative progress, increased funding opportunities for recommendations identified in the plan, enhanced partnerships with agencies responsible for the stewardship of resources along and adjacent to the byway route, and an improved visitor experience that interprets and promotes the corridor's intrinsic qualities and resources; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Geneva supports the designation of the Harriet Tubman Underground Railroad New York Scenic Byway which includes programs for stewardship and enhancement of the historic scenic byway and guidance to manage future activities along its corridor; and

BE IT FURTHER RESOLVED, that the City of Geneva will work in partnership with the other municipalities along the Harriet Tubman Underground Railroad New York Scenic Byway and local and regional stakeholders in order to support future Byway programs, economic development, marketing, and collaborate with these interested entities to explore opportunities for cooperation to realize the Scenic Byway goals.

ACTION TAKEN by Clr. Lavin; seconded by Clr. Petropoulos
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY (8-1 absent)

15. RESOLUTION – Setting a Public Hearing for the Sale of City Owned Property, 63 Gates Avenue

City Manager Hendrix presented the following resolution:

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

WHEREAS, the Geneva City Council has deemed that the property located at 63 Gates Avenue (90.20-1-11) no longer serves a public purpose and should be leased or sold to a private party; and

WHEREAS, previously, on July 7, 2010, the City authorized a sale of the property to the Cracker Factory, but because of environmental conditions at the Property, the sale was never completed; and

WHEREAS, the Cracker Factory is now proposing a lease with option to purchase the Property; and

WHEREAS, if a proposal is determined to be in the best interest of Geneva residents City Council anticipates a lease with the option to purchase this property.

NOW, THEREFORE BE IT RESOLVED, that a public hearing for the lease with option to purchase 63 Gates Avenue will be held at the regular City Council meeting on July 2, 2025.

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Moracco
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY (8-1 absent)

16. RESOLUTION – Authorizing a Contract for the Seneca Lake Marina Improvements Project Phase 1 Pier Improvement Project

City Manager Hendrix presented the following resolution:

WHEREAS, the City of Geneva owns Long Pier; and

WHEREAS, on May 15, 2025 City staff received one bid and determined that it met the needs of the city for the Seneca Lake Marina Improvements Project Phase 1 Pier Improvements; and

WHEREAS, Mark Cerrone, Inc General Contractors of Niagara Falls, New York has submitted a proposal that adequately responds to the bid at a cost of \$3,841,000.00.

NOW, THEREFORE BE IT RESOLVED that the Geneva City Council, hereby and in due form, does authorize the City Manager to execute an agreement with Mark Cerrone, Inc. for repair and extension of Long Pier and related work described in bid documents.

City Manager Hendrix reviewed the original marina project envisioned as part of the DRI in 2016, explaining that the cost of labor and materials has increased significantly since then, with current bids coming in too high for a full marina. The proposed improvements to Long Pier would include ADA accessibility. Councilor Moracco wondered if there were funds to repair the existing pier. Comptroller Blowers explained that there are grants, previously bonded funds, and recently approved bonding funds for pier repairs and improvements. He explained that the bid to build out the “L” shape and extend the pier came in at \$3.8 million. The City has \$2.7 million in funding available for the project, and Council recently approved bonding for up to \$2 million more. He also explained that different grant funds are allowable for different things. Councilor Moracco then wondered if funding for repairs to the current pier would be lost if Council chose not to move forward with the expansion of the pier. Comptroller Blowers explained that the grant funding would be lost if Council chooses not to move forward with the expansion of Long Pier, to add the “L.”

City Manager Hendrix explained the grant funds are available for expansion of the pier, while bonding will fund stabilization with no expansion, noting that NYS will have to approve any changes in the scope of the project, to determine if the grant funds can be applied.

Councilor Lavin recalled killing the marina as an idea, while still marching towards the project anyway by approving bonding. Councilor Lavin suggested setting a goal to reduce the City’s debt by 50% in two years, putting money back, fixing the pier and not taking any steps towards a marina. He raised concerns that extending Logn Pier is step 1 of a marina project, and not a goal at this time. Councilor Brennan sees the project as all cost and no revenue, not doing anything for tourism. He noted that Long Pier is crumbling, and an extension will someday, too. He encouraged Council to spend little on non-revenue generating items, and fiscal responsibility. Councilor Gillotte noted that the expansion of Long Pier will enhance the lakefront and will be nice for the community, for residents to fish and enjoy the lake. He encouraged Council to think about the value of taxes and benefit to the community, while agreeing that the City can’t afford a marina that serves a small portion of residents. Councilor Petropoulos agreed with Councilor Gillotte’s comments, calling the extension of Long Pier a good compromise, applauding accessibility. He also noted that a decision has to be made now, so work can begin, and that the pier has to be maintained anyway. Councilor Grimaldi inquired about reserves in all three funds. Comptroller Blowers explained that the City has about \$43 million in reserves, with the majority in the Sewer Fund. Councilor Grimaldi then wondered what problems currently exist with Long Pier. Director Venuti explained that erosion and scouring caused by wave action have undermined the concrete sidewalk, noting that the pier is held together by the railing, and repairs will cost about \$860,000.

Mayor Valentino thanked staff for carrying the vision of a marina and lakefront development as part of the DRI project for all this time, noting that escalating prices have brought the City to this point, reminding Council that vision is important. He recalled that Long Pier wasn’t stabilized properly initially, and applauded the addition of ADA accessibility. He also noted that the extension of Long Pier provides opportunities for future improvements, and that the extension would be maintenance free for 10 years.

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

MOVED THAT this resolution be approved

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

MOTION DEFEATED (4-4, 1 absent)

17. RESOLUTION – Setting a Public Hearing to Commence Geneva Municipal Code Chapter 111 Enforcement Process Related to an Unsafe Structure, 314-316 Castle Street

City Manager Hendrix presented the following resolution:

WHEREAS, a public hearing is required pursuant to the Geneva Municipal Code (GMC) for the purpose of establishing enforcement of Dangerous or Unsafe Structures as defined in GMC Chapter 111-2; and

WHEREAS, it has been determined that a building at 314-316 Castle Street, Geneva, New York is unsafe pursuant to GMC Chapter 111-2 due to a fire that occurred on May 10, 2022; and

WHEREAS, The deadline for execution of the repair or demolition as described in GMC Chapter 111-4 (-A)(-1)(-a)(-d) has not been met, subjecting enforcement penalties as provided in GMC Chapter 111-5.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York that a public hearing shall be held on July 2, 2025 at 7:00 PM, or as soon thereafter as it may be held, which public hearing shall be for the purpose of City Council confirming that the property is unsafe; and

BE IT FURTHER RESOLVED that notice of said public hearing shall be posted in accordance with the law.

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Grimaldi
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY (8-1 absent)

18. DEPUTY MAYOR APPOINTMENT

ACTION TAKEN by Mayor Valentino; seconded by Clr. Lavin
MOVED THAT Clr. Gillotte be appointed Deputy Mayor
MOTION CARRIED UNANIMOUSLY (8-1 absent)

19. MAYOR AND COUNCIL REPORTS

Councilor Brennan shared that Tom Burrall donated \$415 from May firewood sales, bringing him over the \$16,000 mark in total donations. The ZBA is reviewing an ambitious home at 1019 Lochland Rd, set to be built on a vacant lot. The Historic Districts Commission is reviewing 527 N. Main St. where Tom Johnson is adding a side porch using the original architect's plans. He shared conversations about bringing Chapter 111 to the Castle Street property, and raised concerns about Trinity Church.

Councilor Lavin noted traffic complaints in Ward 1, and having been inundated with questions about Police Department problems, which he is watching very closely. He noted that he will be researching rights for outside support, to assure the public, suggesting that the erosion of trust puts Council in a position to manage the City Manager, and oversee PD operations.

Councilor Grimaldi shared that the Geneva Housing Authority is moving along, completing construction on some units. He's glad that Council is starting work on the former Madia's site, and hopes the City denies the School District the curb cut they're requesting.

Councilor Gillotte shared that the Police Budget Advisory Board did not meet in May. The BID hanging basket sale was a success, and raised funds for one planter. Geneva Community Projects donated two additional planters. He also shared that First Friday will be held this week and the first Music Monday will be held on June 16.

Councilor Petropoulos shared that the LDC's Neighbor's Together group is set to meet again on August 5, from 6:45-8:00 at the Bozzuto Center. The LDC is actively fundraising for Drumstock, which will be held on

September 6th. The Farmer's Market is underway. Ryan Davis of Ontario County Planning shared at the last LDC meeting that the County Board of Supervisors recently added funds to the EAGLE Loan Fund, and a Housing Rehab fund. He also shared that the LDC is looking for two individuals who work in banking to join the LDC board. Councilor Petropoulos thanked Steven Kelley for attending the budget work session on May 28th. He also shared that playground equipment has been removed from Richard's Park; Geoff Geiger is getting pricing through his role with the park's foundation, which meets again on June 8th at the Bozzuto Center. Councilor Petropoulos also shared that Home Leasing held its first community meeting this evening, and that he's been attending Planning and Zoning Board meetings related to the development at 218 Genesee Street. He encourages residents to attend these meetings. In closing Councilor Petropoulos recognized and wished everyone a happy Pride Month and Happy Pacific Islanders Heritage Month. Councilor Moracco thanked City Manager Hendrix and Comptroller Blowers for meeting with residents at Monaco's, and shared that the next Town Hall will be held in Late July or August. Councilor Whitfield shared that Soccer Tots is wrapping up, while Youth Soccer is starting up, and there are paddle craft storage openings at the Lake. Mayor Valentino noted that staff, council and taxpayers are all committed to the success of Geneva. He shared that the lake tunnel, which was recently painted has already been vandalized, which is disheartening. He encouraged residents to say something if they see something that should be reported. Mayor Valentino also thanked Lowell Dewey, of the IDA, for organizing the first annual Pride in Geneva Awards. He also thanked the Memorial Day parade volunteers, staff, police, fire and the American Legion for making the parade a success. Hometown Hero banners are up and look great, as well. The Mayor also shared that he's been invited to participate in the Middle School career day on June 13.

20. ADJOURNMENT

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Moracco
MOVED THAT the meeting be adjourned at 9:15pm
MOTION CARRIED UNANIMOUSLY (8-1 absent)

Nicole Tillotson
City Clerk