

# THE GENEVA CITY COUNCIL

## JOURNAL OF PROCEEDINGS

### REGULAR COUNCIL MEETING

SEPTEMBER 3, 2025 – 7:00 PM

City Hall – 2<sup>nd</sup> Floor Council Chambers  
47 Castle Street  
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

#### 1. EXECUTIVE SESSION

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

**MOVED THAT council move to executive session at 6:02pm to discuss the employment of a particular person**

**MOTION CARRIED UNANIMOUSLY (7-2 absent)**

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

**MOVED THAT council exit executive session at 6:55pm**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

#### 2. ROLL CALL

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

Absent:

#### 3. AMENDMENT TO THE AGENDA

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

**MOVED THAT the agenda be amended to add a presentation by the Parks Collective and a resolution to place a moratorium on sidewalk code violation enforcement.**

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

Nay - Clr. Grimaldi, Clr. Pealer

**MOTION CARRIED (7-2)**

#### 4. PRESENTATION - United Way ALICE Data

Kari Buch of the United Way explained ALICE (Asset Limited, Income Constrained, Employed) households. These households earn more than the Federal Poverty Level, but less than the basic cost of living for the County. Households below the ALICE threshold, plus those in poverty, can't afford the essentials. Ms. Busch explained

that in Ontario County 38% of households are below the ALICE threshold, as of 2023. A single adult in Ontario county needs to earn \$32,820 just to make ends meet, while the federal poverty level is \$14,580. Leaving a \$70,000 gap for families who need to make ends meet. Ms. Busch explained that out of the City of Geneva's 4,878 households, 42% below ALICE poverty threshold. She explained that a goal of the ALICE work is to inform decision makers, who can learn how to make differences for people who face financial hardship. She acknowledged that employers can't always raise wages, however, they can help reduce turnover in workplace by building other opportunities to support the workforce.

Ms. Busch closed by sharing that ALICE information can be found at [UnitedforALICE.org](https://www.unitedforalice.org), where all information is free, and local information by county can be found. There is also information about the CPI and how it's diluting inflation especially on basic items.

## 5. PRESENTATION - City Debt Overview

Comptroller Blowers explained that debt service is a way for a municipality to take on large capital projects like waste water treatment improvements and road construction. He explained that many municipalities don't have cash on hand to fund large projects, and pay back bonds over probable period of usefulness of the project, usually 15 – 30 years. Bonding is a very useful tool if managed appropriately, and often the only way for municipalities to upgrade and improve infrastructure. Comptroller Blowers reviewed the City's debt to revenue. He then reviewed financing options including Bond Anticipation Notes (BAN), General Obligation Bond, Water and Sewer Revenue Bond, and Installment Purchase Debt. He also explained that Geneva is considered no designation for fiscal stress. Bond ratings were reviewed, noting the City's current bond rating is AA with a stable outlook. Comptroller Blowers explained that this better rating reflects better interest rates when borrowing, similar to personal credit score, and considers the municipality's debt to revenue ratio, for repayment ability, and the ability to generate revenue. He explained that the City's Constitutional Debt Limit is \$39.8 million over all three funds. Comptroller Blowers then explained Capital Planning which includes an asset inventory and needs assessment, identifying resources, and development and implementation of a plan. He then explored the benefits of a strong capital and debt planning reviewed.

Councilor Pealer recalled attending the City's Budget Academy seven years ago, where he learned about intelligent borrowing. He also mentioned the rate of inflation being prohibitive now, and wondered if Comptroller Blowers sees any relief coming in interest rates. Comptroller Blowers believes that it's improving, explaining that the City works with Municipal Solutions. They advise on when is a good time to borrow, when not to, and that the City's strong bond rating also helps. He explained that the highest bond the city is paying interest on is just over 3%, while the highest CD the City is receiving interest on is 4.1%, explaining that the city is making more money earning interest than it's paying on debt interest. Councilor Pealer wondered if a policy would give staff less micromanagement from council. Comptroller Blowers explained that a policy would act more as a guide, a self-imposed internal policy, and when there is a situation that it needs to not be followed in an emergency, Council has approved spending in the past. Discussion followed around long term project planning. Councilor Lavin noted that he appreciates Comptroller Blower's transparency. He noted that NYS will let the City borrow more, and borrowing can save 5-6%, and explained that he believes that the City is in a very dire situation. A few years away from not being able to use taxes to cover water, sewer, police and fire. He expressed concerns that the City is sitting on \$2 million for a marina it doesn't want to build, and another \$1 million approved for that project. Councilor Lavin would like to give that money back and hold off on capital programs for a few years, so the city will have the \$900,000 he's looking to have removed from the budget. He sees a need to use every tool in the book to lower debt, hence his recommendation to hold off on capital improvements, to lower taxes for seniors and the poor. Councilor Grimaldi explained that council has to remember that borrowing for assistance today leads to citizens will have to keep paying. He wants debt projects to hold up as long as residents can benefit from it.

Mayor Valentino wondered if the five-year CIP prioritizes the highest needs for projects first. Director Venuti explained that DPW tries to work on the worst first, explaining that a street may not look like the worst street on top, but infrastructure below may be bad, prioritizing the project. Councilor Lavin wants to be more aggressive about how much we're paying for admin to do work in the water and sewer funds, paying for hours, and expertise. He reiterated that he wants unilateral rate increase for outside entities. Comptroller Blowers explained that council will see transfers from water and sewer to cover the cost of general fund employees in the budget when it's presented next week.

## 6. PRESENTATION - Geneva Parks Collective

Gabriella D'Angelo and Geoff Geiger shared information about a resident action group dedicated to betterment and improvement of Geneva's parks, and developing recreational opportunities for residents. They explained that the group has been meeting monthly since January, looking at all 13 neighborhood parks. There is a focus on looking at 11 nestled parks in neighborhoods that service the residents of our community. They noted that parks haven't been updated, the city still has 20<sup>th</sup> century parks. The Collective is advocating for inclusive spaces that service residents in their neighborhoods, explaining that Geneva's pocket parks are super unique in that there are so many parks to share. The Collective has taken time to work through surveys, outreach and workshops to collect information, and created a book that contains history of park architecture and programs. They would like to collect more information from residents, and are asking the city to include neighborhood parks in 2026 budget conversations, including considering updates to the parks. They recognize that park updates and improvements can't happen all at once, with over 30 acres of property, and shared their commitment to work with neighbors to make the parks better. They shared recently updates made to Richards Park with donations and shared that they are looking into grants to fund more improvements. Mr. Geiger offered a special thank you to Councilors Petropoulos, Moracco, and Brennan who have participated in meetings. Councilor Lavin wondered why The Collective is not mentioning Loomis Woods on Carter Road, noting that it is overgrown. City Manager Hendrix explained that the School District has long term lease on that land. Mayor Valentino thanked Ms. D'Angelo, Mr. Geiger, and the entire Geneva Parks Collective for efforts.

## 7. DISCUSSION - ATAD Bids Next Steps

Comptroller Blowers explained that several years ago council and staff worked with the Town of Geneva, the Town of Waterloo and consultants. The group determined that the ATAD system at the Waste Water Treatment Plant needs upgrades, as it's very close to capacity. Bids came in recently, higher than projected seven years ago. Director Venuti explained that the ongoing project's preliminary engineering report was completed in 2021. The Marsh Creek Pump Station was upgraded about two years ago, which helps tremendously with flows. Director Venuti explained that MRB Group, the City's consulting engineering firm, designed the existing ATAD expansion project at the Marsh Creek Waste Water Treatment Plant and recalled a grant funding strategy for the project that was presented to council in April 2024. He explained that efforts over the past year towards the project include engineering design, technical specifications writing, preparing bid documents, and advertising and following the competitive bid process. Director Venuti reminded council that this plant provides waste water treatment for the City of Geneva, Town of Geneva, and portions of the Town of Waterloo. Director Venuti explained that the city owns and maintains an extensive sanitary sewer collection system, a Waste Water Treatment Plant, and a High Flow Facility which treats the very high flows generated during heavy snow melt periods and large rainstorms, and several in-line pumping stations. He reminded everyone that it's important to understand that volume capacity for both liquids and solids is very different. Solids capacity is where the ATAD Expansion Project comes in. Current 6 million gallons a day hydraulic capacity is 5,000 pounds per day of solids,

while the project would double solids capacity to 10,000 per day. This is important for growth within the City limits, around us, and development of the communities we service.

Lavin wondered where in project the demand calculation is, including salaries and efforts, noting that much of the new need is coming from outside the city. Director Venuti explained that capacity can't grow beyond 500 units of single-family housing without upgrading capacity. He recalled that the Town of Geneva has projects, the City of Geneva has projects, and the Town of Waterloo has projects. Director Venuti explained that we are currently pushing 95% capacity, putting crew close to pushing regulatory limits because we don't have reserve capacity. Councilor Lavin wondered where is the growth coming from, noting that the City of Geneva won't be adding 500 units. Director Venuti explained that on average 14% of the treatment capacity goes to the Town of Geneva, and about 3% for the Town of Waterloo. City Manager Hendrix reminded council that the City used these percentages to develop the sharing structure for this project. Councilor Pealer agreed that Councilor Lavin is right be thorough. There is a need to expand, but it looks like upwards of 3/5 of treatment plant expansion is to cover out-of-town demand, he doesn't see this as a fair agreement for City tax payers. We should be charging for a high-quality service, but we're covering costs and not paying a fair rate. Comptroller Blowers explained that this issue is being addressed with the ongoing rate study. He acknowledged that it's taking longer than the city had hoped, but it is thorough. They hear council and the community, and know that council doesn't want city residents to be taking the hit for out-of-town development. Councilor Lavin wondered if the study group can come in and hear from council. Comptroller Blowers shared that there is a plan to have them come in, as it's standard for this consultant to present to councils, and that the presentation can include questions and answers. City Manager Hendrix shared that they are watching this meeting and that they have been watching other meetings. She reassured council that the consultant is very thorough and going line by line. Mayor Valentino wondered if there is a way to understand usage outside of city limits. Director Venuti explained that their usage is measured every eight minutes. Mayor Valentino recalled the planned landfill closing in 2028, and wondered how much solid waste the Waste Water Treatment Plant sends to landfill. Director Venuti explained that the plant currently produce class A biosolid, so there is no waste sent to the landfill. He explained that the plant used to produce a B solid that the city had to dispose of, and that the solid produced now is a biosolid that is spreadable. Chief Waste Operator DeMaria explained the driving force of ATAD, not sending solid waste to the landfill. He further explained that this has created a significant savings, noting that the City of Geneva was the first in New York State to put this in place. Councilor Moracco wondered if upgrades will be financed by outside entities. Comptroller Blowers explained that there are agreements with the Town of Geneva and Town of Waterloo to pay an annual amount, just over \$800,000, noting that there is also a grant, and Intermunicipal Agreements addressing upfront costs. City Manager Hendrix explained that whatever the total cost of the project is, they will pay based on their usage. She shared that there is the potential for another municipality to be added on as well. Discussion followed around the Town of Geneva selling water to other municipalities.

## 8. DISCUSSION - Clark Street Park Alienation

Councilor Petropoulos shared that Councilor Moracco noticed a large area of land in Ward 6 that never gets used, that he feels would be a nice place to build starter homes. Councilor Petropoulos explained that Assemblyman Gallahan's office gave him information explaining how to take park and turn it into housing. He explained that the first step would be to pass a resolution, and then write a pitch to state to make the effort look favorable for the state. He explained that Assemblyman Gallahan and Senator Helming would then carry the legislation in Albany. Councilor Petropoulos did acknowledge that the Geneva Parks Collective doesn't think the park should be alienated, and he wonders what the neighbors say. He explained that it will cost money to maintain a park, and the city needs revenue. He went onto explain that starter homes will fit in with the neighborhood. Councilor Petropoulos shared that there will be a block party at Clark Park on September 28 at 1pm, and said that If neighbors want a park, the city should give it to them. He also acknowledged that it is

difficult to alienate parks. He sees this as a decision between housing or a park, that Ward six needs to decide. He wants neighbors to commit to using the park regularly if that's what they want the space used for. Need to weigh park vs starter home as a council.

Councilor Pealer shared that he is not in favor of alienating any park land. He recalled Clark St., Gulvin and Ridgewood ballparks that were once used for adult softball. He acknowledged that Clark is less kept up, and not used for practices anymore, and that any other park with an upkeep ballfield is usually partially maintained with the help of residents. Councilor Pealer explained that if council choses to alienate a park, they will have to designate new land as park space. Councilor Petropoulos said that is only if the park has state and federal money into it. City Manager Hendrix explained that if council goes through this, the city will work with legal, as there will have to be some reconciliation if parkland is taken away.

## 9. CONSIDERATION OF MEETING MINUTES

**ACTION TAKEN by Clr. Grimaldi; seconded by Clr. Petropoulos**

**MOVED THAT the minutes of the August 6, 2025 Council Meeting be approved**

**MOTION CARRIED UNANIMOUSLY**

## 10. PUBLIC COMMENT

Anne Hoyt, of the Geneva Green Committee shared that they will be holding their Native Plant Sale on Saturday, September 27 at Lakefront Park. The Committee will also kick off the rain garden initiative on that day.

Residents will have access to a perk test, and there will be composting bins given away at the event. Ms. Hoyt voiced support for the Trash and Recycling options at the Recourse Recovery Park, hoping Council funds it in 2026. Ms. Hoyt shared a brief history of the Resource Recovery Park, built in 2020, and opened in 2021 with Jacob Fox running it. She explained that the agreement fell apart, and Resource Recovery Park wasn't being used and developed until the City stepped in. Through shared services with the Town of Geneva, services were expanded this year to add trash and recycling options for City and Town residents at the Doran Ave. facility. For \$20 residents can purchase an annual recycling pass, and \$75 buys a 52-punch card where each punch is good for two trash bags. With eventual closure of the landfill, and trash pickup rates going up for residents, this will be a big cost savings. Food waste and scrap metal are also accepted for recycling at no charge at the Resource Recovery Park. Ms. Hoyt also shared that the Recourse Recovery Park employee is getting the vermiculture trench going which will turn out a sellable product next year. She then raised concerns about increased heavy truck traffic damaging City roads and recommend the city do a traffic study to assess the local impact of heavy trucks.

Josh Decker, owner of Monaco's Coffee shared serious issue with neighbor John Cordovani who harasses staff, customers and himself. Mr. Decker explained that Mr. Cordovani creates a hostile environment, which he was warned about by previous owner of the property, of his decade's long harassment. Mr. Decker explained that a few years ago the same problems existed, and he eventually got a restraining order against his neighbor who has directed his anger at pedestrians and legally parked vehicles on the street. Mr. Decker recalled the former City attorney confirming that the parking in question is city owned property. Mr. Decker reports that Mr. Cordovani has attempted to sabotage his business. He's received input on social media of others who have experienced the same behavior, with his post garnering over 100 comments. Mr. Decker raised concerns about people like this damaging the image of Geneva, explaining that he needs help from city enforcing public parking. He is asking council to protect residents.

Ashley Brooks gave thanks to staff for choosing a profession of helping create change. She shared that in September 2024 she filed for permanent disability. When she became disabled, she learned how food stamps are calculated, sharing that snap doesn't count car payments, insurance, any bill over \$1000, utilities and trash in a household budget. She explained that she's suffering from high cholesterol now that she's eating out of food pantries, which need fresh foods, and lamented seeing so much food waste. She sees empty churches with kitchens to put to work getting the food waste home to families. Ms. Brooks volunteers to give food out twice per month where there are lines down the road, and run out each time. She says that Wegmans throws out a lot of food as well. Ms. Brooks believes that the City needs food services coordinator, and sees a barrier to this being everyone being so scared of liability; afraid they'll get sued. She'd like the city to come up with waivers and use the churches, bring unity to community. She also spoke on empowering kids to be providers, teaching them to be considerate of others. Ms. Brooks also explained that people on disability can't afford dairy or gluten free food options, leading them to be unable to afford to eat around her disorders.

Wendy Marsh recalled Lakeview Health Services appearing before City Council on March 11, explaining that the community found out about supportive project a month later. She explained that the community is against the project. The Planning Board narrowly approved it with a 3/2 vote, and the Zoning Board of Appeals denied it with a 0-4 vote on the variances. She explained that their application has not been withdrawn from the IDA, who will hear their PILOT application on Friday, with a September 11 state funding application deadline for the project. She explained that Lakeview will have to submit a letter of support with the application. Ms. Marsh explained that City Council could be in a position to make a decision, could pass resolution in opposition to project, ensuring city staff doesn't provide any support to this project.

Jonathan Taylor wants to know what homeless people are going to do, and what about people that are losing homes at Garden Apartments. He raised concerns about an Ethics Board complaint, and is speaking up for the people who can't defend themselves. Mr. Taylor would like to know what the plan for the homeless from the Garden Apartments.

MA Goodman thanked everyone for their time and consideration, sharing that she's speaking in reference to sidewalks. Ms. Goodman explained that she is disabled, and on a fixed income. She wondered what protocol was used to decide which sidewalks would be marked, sharing that a letter was sent saying that the cost for repairs would be charged back to taxes if they were not taken care of in 60 days by the homeowner. She wondered what makes the city think residents can pay for sidewalk cracks. She shared that she had to drain her retirement to pay taxes last year and wondered if the city has ever stopped to think about what its residents are going through. She referred to marked sidewalks in her neighborhood as being hand selected, and can be misconstrued as discrimination. Ms. Goodman explained that she's speaking for people besides herself, speaking for neighbors who don't know how they'll absorb unreasonable costs.

## 11. CITY MANAGER REPORT

- This month, we welcomed several new staff members and advanced important projects, including awarding the Castle Street Reconstruction Project and preparing for the Wastewater Plant ATAD Expansion.
- August brought positive momentum for business and development in Geneva. The Goodwill Store officially opened on August 8, employing approximately 35 people, and construction has resumed at Dunkin' Donuts located on North Street, following environmental cleanup.
- Housing development projects are moving forward at multiple sites throughout the City.

- 585 S. Exchange (Former OEO Site): Public meetings are being scheduled for September and October to review preliminary site designs. A charette is being planned for an October Farmer's Market event.
- Middle Street & Hallenbeck Ave.: Cook Properties have secured funding for phase 2 environmental review on their site.
- Crystal Street: The Habitat for Humanity Crystal Street project is seeking variance approval for their housing site.
- The Business Improvement District will welcome Sydney Schumacher as the new Executive Director on September 8.
- City staff joined other City businesses in welcoming ~500 students from Hobart and William Smith Colleges for the Love Geneva Tour. Gave an opportunity to welcome students as well as talk about their responsibility as Genevans.
- Geneva partnered with Ontario County to distribute composting kits to residents. The Resource Recovery Park remains open on Thursdays and Saturdays for composting needs.
- Community conversations remain a priority. On August 14, we hosted a discussion at the Welcome Center, and the next session is planned for September 16 at 6pm at the Bozzuto Center with ACM Taylor Youngs.
- The Budget Community Forum was held on August 18, giving residents an opportunity to ask questions and provide input. The 2026 Budget will be presented to City Council on September 9, with a public hearing on October 1.
- Street Improvements are actively underway. Milling and paving will begin on September 2 and continue through September 15. Thank you for your patience as you move through these work zones.
- Crews also completed targeted weeding along Route 5&20, repaired five catch basins, and cleared the Castle Creek outlet into Seneca Lake to improve water flow. In addition, the Department of Public Works is addressing 47 reported streetlight outages, with repairs ongoing across the city.
- At the Recreation Complex, the Preliminary Design Draft Report has been released, providing cost estimates and outlining scenarios for future improvements.
- Public safety and community improvements remain priorities as well. Safety features were added to the Exchange Street Bus Hub, and vandalism at the Lakefront was quickly addressed by DPW and GPD. Code Enforcement is actively monitoring problems, while demolition of the Madias property moves forward with either final quotes and timeline received by the property owner or a city bid to be released in early September
- Geneva was also recognized as an AARP Age-Friendly Community, a designation that reflects the City's commitment to supporting residents of all ages.

12. ORDINANCE – Second Reading of an Ordinance Amending Chapter 273-33, Alternative Dumping and Storing Violation Procedures

Director Venuti presented the following ordinance for a second reading:

§ 273-23 Alternative Dumping and Storing Violation Procedures.

[Added 11-7-2018 by Ord. No. 3-2018<sup>[1]</sup>]

A.

Procedure upon report of a violation of § 273-11. In addition to the penalties set forth in § 273-22, the procedures set forth in Subsections B through E or in Subsection F of this section of the City Code may be followed by the Director of Public Works, at his option, upon receiving a report of violation of § 273-11.

B.

In the case of a report of a violation of § 273-11 made for the first time, the Director of Public Works may issue a notice of violation to the property owner of record or the person responsible for the violation, advising him or her or it that, if the violation of § 273-11 is not corrected within five days of the date of service of the notice of violation, the City will cause the items dumped and/or stored to be removed and taken to the appropriate landfill; that the actual costs of picking up and disposing such items will be billed to the property owner plus a 50% Administrative Fee and that, upon his or her failure to pay such costs, they shall be added to the next real property tax bill of such property owner.

C.

The notice of violation provided for in Subsection B above shall be served by ordinary, first-class mail and, in the case of a property owner or the person responsible for the violation having an out-of-Town address, the Zoning Officer shall add three days to the notice's five-day period before enforcing the within provisions.

D.

In the case of a property owner or a person responsible for the violation of § 273-11, who has received a notice of violation provided for in Subsection B above, additional written notice need not be given by the Zoning Officer for subsequently reported violations of this section involving the same circumstances.

E.

Upon the expiration of the notice period provided for in Subsections B and C above or upon notification of a subsequent violation of § 273-11, pursuant to Subsection D above, if the property owner or the person responsible for the violation of § 273-11 has failed to take remedial action and the violation continues, the Director of Public Works shall assign City workers or contract with private individuals to correct the violation of § 273-11, and, upon the completion of such corrective work, the Director of Public Works shall promptly bill the property owner or the person responsible for the violation of § 273-11 for the actual cost of the corrective work plus a 50% Administrative Fee, at his or her address as shown on the tax rolls or his or her or its last known address. Any charges remaining unpaid at the time City tax notices are prepared shall be added as charges on such City tax notices sent to the property owner. The City may bring a civil action to recover such charges against the person responsible for the violation of § 273-11 if he or she or it is not the owner of the property where the violation occurred.

F.

As an alternative to the procedures set forth in Subsections B through E above, the Director of Public Works may impose a charge of \$10 for each day the violation of § 273-11 continues after the expiration of the notice period provided for in Subsections B and C above or upon notification of a subsequent violation of § 273-11, pursuant to Subsection D above. The Director of Public Works may impose a \$10 per-day charge for each violation and subsequent violation. The Director of Public Works shall promptly serve the property owner or person responsible violation of § 273-11 with a notice of charge by mail at his or her address as shown on the tax rolls or his or her last known address. The Director of Public Works shall continue to issue notices of charges to the property owner or person responsible for the violation of § 273-11 on a weekly basis. Any amounts remaining unpaid at the time City tax notices are prepared are to be added as charges on such City tax notices. The City may bring a civil action to recover such charges against the person responsible for the violation of § 273-11 if he or she or it is not the owner of the property where the violation occurred.

G.

The property owner, the person responsible, or the person assessed with a violation of § 273-11 under this section of the Code may submit one appeal to the Office of the City Manager of the notice of violation referred to in Subsections A through E or the initial notice of charge described in Subsection F. Such appeal must be in

writing and filed within 20 days of the mailing of the initial notice of correction or notice of charge. The City Manager shall determine the appeal within 15 days of filing.

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

**MOVED THAT this ordinance be approved**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

13. ORDINANCE – Second Reading of an Ordinance Amending Chapter 277, Sanitary Sewers, Sump Pumps

Director Venuti presented the following ordinance for a second reading:

**Chapter 277. Sanitary Sewers**

**Article II. Use of Public Sewers Required**

**§ 277-4. Use of natural outlet prohibited.**

It shall be unlawful to discharge to any natural outlet, either directly or through any storm sewer, within the City, or in any area under the jurisdiction of said City, any sanitary sewage, industrial wastes, or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this chapter. Use of separate storm sewers and sanitary sewers is mandatory, and no combined sewers will be allowed.

**§ 277-4.**

**1. CONNECTION OF SUMP PUMPS OR RAINWATER DRAINAGE TO THE SANITARY SEWER SYSTEM IS PROHIBITED.**

No Sump Pump or other device which discharges drainage resulting from rainwater, springs, wells, or other ground water, including but not limited to downspouts, shall be connected to the City of Geneva sanitary sewer system.

**2. SUMP PUMP INSPECTIONS AND CERTIFICATES.**

**A. INSPECTION AND CERTIFICATE REQUIRED UPON SALE**

A. Inspection and Certificate Required Upon Sale. No owner shall sell a residential or nonresidential building in the City of Geneva without first obtaining from the City of Geneva Engineering Dept. a certificate stating that no sump pump or other device which discharges drainage resulting from rainwater, springs, wells or other ground water is connected to the sanitary sewer system in violation of **Section A** of this Ordinance. No purchaser shall purchase property unless the seller has obtained the required certificate of sump pump compliance prior to closing.

**(i) Application for Certificate Upon Sale Procedures:** Certificates of Sump Pump Compliance shall be issued in accordance with the following procedures:

**(ii) Application Fee:** Applications for certificates of sump pump compliance upon Sale, Lease, Rental, or Change in Occupancy shall be filed with the City Of Geneva Engineering Dept. by the seller of the property or the landlord as the case may be. Said Application must be filed at least ten (10) business days prior to the change in ownership and/or occupancy. Applications shall be submitted on the form supplied by the Engineering Department and shall be accompanied by a fee in the amount of \$50.

**(3) Inspection:** Upon receipt of a completed Application for Certificate Upon Sale, Lease, Rental, or Change in Occupancy, the City Of Geneva inspector shall, conduct an inspection of the property to determine compliance with the standards set forth in this Ordinance.

**(4) Notice of Violation; time to Remediate:** If a violation is discovered during the inspection, the property owner shall be mailed a Notice of Violation within five (5) business days of the inspection which shall clearly describe the violation and

the remedial action needed for compliance, and which shall provide 21 calendar days for the sump pump connection to be brought into compliance.

**(5) Penalties for Failure to Obtain Certificate or to Timely Remediate**

**Violation:** Any person who fails to apply for and obtain a Certificate of Sump Pump Compliance as required by this Ordinance shall be subject to the penalties set forth in this Ordinance. Any person who timely applies for a Certificate, is found to be in violation, and fails to remediate the violation within 21 calendar days, shall be subject to the penalties set forth in Section 4 of this Ordinance. If a seller of a property fails to comply with this or any section of this Ordinance, the seller and the new owner after the sale will be jointly and severally responsible for said compliance and all resulting penalties.

**B. INSPECTION AND CERTIFICATE REQUIRED UPON THE ENGINEER OR DIRECTOR OF PUBLIC WORKS CERTIFYING THAT THERE IS SUBSTANTIAL EVIDENCE OF AN ILLICIT CONNECTION TO THE SANITARY SEWER.**

If at any time the Engineer or Director of Public Works believes there is substantial evidence that a sump pump (or other device which discharges drainage resulting from rainwater, springs, wells, or other ground water, including but not limited to downspouts) has been connected to the sanitary sewer system, the Engineer or Director of Public Works shall direct that the property in question be subject to immediate Inspection by the Engineer, Code Enforcement Office or the Authority having jurisdiction.

**(i) Notice of Inspection:** Upon the filing of the Certification referenced in Section (B) above, the Engineer, Code Enforcement Officer or designee shall cause a Notice to be sent via Certified Mail to the property address in question, and to the registered owner of said property on the City Of Geneva tax records, giving Notice of Inspection to take place at any time after seven (7) business days from the mailing of said Notice of Inspection.

**(ii) Inspection:** At any date seven (7) business or more days after the Notice of Inspection has been Mailed, the Code Enforcement Officer or the Engineer or their designee shall, conduct an inspection of the property to determine compliance with the standards set forth in this Ordinance, and shall make an Inspection Report thereon, favorable or otherwise, within five (5) business days after completing the inspection, which will be sent via regular mail and certified mail to the property owner. If the Inspection was satisfactory, a Certificate of Sump Pump Compliance shall be issued, and shall be enclosed with the mailed Inspection Report.

**(iii) Notice of Violation; time to Remediate:** If a violation is discovered during the inspection, the property owner shall within five (5) business days of the inspection be sent a Notice of Violation via regular mail and certified mail or signed by the Owner, Landlord or agent of the record property identifying receipt of notice, which shall clearly describe the violation and the remedial action needed for compliance, and which shall provide fourteen (14) calendar days, for the sump pump connection to be brought into compliance, and for the Department of Engineering & Public Works to be notified of compliance, upon which a Re-Inspection of the property shall take place.

**(iv) Penalties for Failure to Timely Remediate Violation and Obtain Certificate**

**of Compliance:** Any person who fails to remedy a violation and obtain a Certificate of Sump Pump Compliance within fourteen (14) calendar days as set forth in the preceding paragraph, such person shall be subject to the penalties set forth in this Ordinance. Any person who timely applies for a Certificate, is found to be in violation, and fails to remediate the violation within 14 calendar days, shall be subject to the penalties set forth in **Section 4** of this Ordinance.

### 3. RIGHT OF ENTRY AND RIGHT TO INSPECT

(a) The City of Geneva reserves the right to use whatever tests are available to determine the existence of illicit connections to the sanitary sewer system. The City of Geneva also reserves the right to inspect properties in order to enforce these prohibitions. If Tests or Inspections are conducted which might cause some inconvenience or discomfort if an illicit connection exists, it shall be recognized that any such inconvenience or discomfort, or other effect of the Test or Inspection, is of less value and importance than the effects of such illicit connection on the health, comfort and welfare of the residents of the City Of Geneva and, consequently, there shall be no cause for action against the City Of Geneva in law or in equity.

(b) No Person shall obstruct, hinder, delay or interfere with by force or otherwise, the Director of Public Works, the Code Enforcement Officer, or their designees in their exercise of any power or discharge of any function or duty under the provisions of this Ordinance

(c) No person shall provide any false statement, false report, false document, false plans, or false specifications to the, the Engineer, Code Enforcement Officer, or their designees to obstruct, hinder, delay or interfere with the provisions of this Ordinance.

### 4. PENALTIES FOR OFFENSES

(a) Any owner of a property found to have violated this Ordinance or to have caused, constructed, installed, permitted the construction or installation of an illicit connection to the sanitary sewer system of any Sump Pump or other device which discharges drainage resulting from rainwater, springs, wells, or other ground water, including but not limited to downspouts, shall be subject to the fines and penalties set forth in this section.

(b) The minimum fine shall be \$100 per day for each Violation, and an additional \$100 per day for each day that an unlawful discharge continues, beyond the time limit provided for remediation in the Notice of Violation served by the City of Geneva pursuant to Section 2(A)(4) or 2(B)(3) of this Ordinance. Each day a violation continues beyond the time limit to remediate shall be deemed a separate offense, and each day in which a Notice of Violation continues to be unabated shall constitute an additional one hundred dollar (\$100) a day penalty until the violation(s) has been abated.

(c) In addition, any person who makes or causes such discharges or constructs or permits any illicit connection shall be liable to the City of Geneva for expense, loss or damage incurred by the City of Geneva as a result of such violation.

(d) Lien to be Placed on the Property. All charges, prices, costs, expenses, rents, interest or penalties, or any of them, as established herein, shall be and remain a Lien attaching to the property, the same as all other taxes and municipal charges upon real estate under the laws of the State of New York, for the collection of taxes and other municipal liens upon real estate.

(e) Penalties for Continuing Violations. Upon any repeated violation of any section of this Ordinance, the City of Geneva reserves the right to bring charges against the Violator in Municipal Court, asking the Court to impose any penalties authorized

(f) Requests for additional time to complete work: The reviewing body may grant an extension for any condition in Subsection D upon written request by the applicant. The applicant shall include in such request the desired time period for the extension, not to exceed 60 days, and the reasoning for requesting the extension. If an extension is granted as described above, but the work is still not complete by the end of said extension, and substantial progress toward completion of the work is made, the Code Enforcement Office shall administratively grant an additional extension of no more than 30 days, on the following conditions:

(i) "Substantial progress" shall be defined as the completion of no less than 75% of the work to be done.

- (ii) The owner shall agree to an administrative penalty to be assessed by the City of Geneva Engineering Department, in the event that work is not completed within the 30 days, said penalty not to exceed \$100 for each day that the work remains incomplete.

Councilor Pealer wondered where the water handling portion of the update is, explaining that he has a neighbor who was having work done, with pushback from contractor on how to do the work; where the water should be collected or expelled. Director Venuti directed him to chapter 277 of City Code. Councilor Brennan shared that he read minutes from August meeting, and voiced concern that there will be occasions that a property will be sold privately, leaving the seller and buyer unaware of their responsibility. He voiced similar concerns related to sidewalks. He also wondered how to address situations where water cannot be discharged anywhere, wondering where the relief is for situations that are virtually impossible to solve. Director Venuti explained that any amount of diverted storm water helps during rain events and snow melts and will reduce cost the city spends processing storm water, while keeping sanitary lines just for sanitary sewer. Director Venuti explained that the city knows that rain gutters are tied into these systems as well, and could tie into the street system, at a cost, to divert from sanitary. Councilor Brennan explained that he'd like to see improvements to ordinance. Mayor Valentino wondered if the ordinance is passed and a property has no means to comply with it, is there an opportunity for variance if facts are brought forward? City Attorney Hou explained that that would be the Superintendent Braman's decision. Councilor Pealer wondered if certain ordinance modification can be made without going back to first reading. City Attorney Hou explained that it depends on scale of changes, and it could go back to first reading. Mayor Valentino explained that he thinks passage of this ordinance makes sense, with caveat to code that if it's not feasible on property to have exceptions. Councilor Grimaldi added that floor drains go right to the sanitary sewer, and should be addressed as well.

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

**MOVED THAT that this ordinance be approved**

**ACTION TAKEN by Clr. Brennan; seconded by Mayor Grimaldi**

**MOVED THAT this ordinance be tabled**

**MOTION CARRIED UNANIMOUSLY**

14. ORDINANCE – First Reading of an Ordinance Amending Chapter 350-7.10 Fences, Hedges, and Walls

**Chapter 350. Zoning**

**Part 2. District and Use Regulations**

**Article VII. Additional Use Regulations**

**§ 350-7.10. Fences, hedges and walls.**

**A. Residential districts.**

**(1)** Fences, hedges and walls up to four feet in height shall be permitted anywhere on a lot except where corner clearances are required for traffic safety, as provided in Subsection C below.

**(2)** A fence, hedge or wall up to six feet in height shall be permitted on the rear property line and on the side property line from the rear line of the principal building to the rear property line.

REVISION: remove rear and add FRONT

**B. All other districts.**

**(1)** There shall be no height restriction on fences, hedges or walls except as provided in Subsections B(2), B(3), and C below.

**(2)** Where a property within a nonresidential district abuts a residentially zoned property, all fences, hedges or walls shall be limited to eight feet in height.

(3) Where corner clearances are required by Subsection C below, no fence, hedge or wall in excess of three feet in height shall be constructed, maintained or permitted within 30 feet of the curbline.

C. Corner clearances. For the purpose of minimizing traffic hazards at street intersections, no fence, hedge, wall or other obstruction of a height greater than three feet above the top of the adjacent curb or street center-line elevation shall be permitted to be planted, placed or maintained on any corner lot within the triangular area formed by the intersection of the pavement lines, or their projection when corners are rounded, and a straight line joining the pavement lines at points 50 feet distant from their point of intersection.

D. General requirements.

(1) No gate shall be placed, erected or maintained which shall swing outward over any sidewalk within the City.

(2) No fence or wall shall be erected or maintained which shall be equipped with or have barbed wire spikes or any similar device within seven feet of the ground level or which shall have any electric charge sufficient to cause shock.

**ACTION TAKEN by Mayor Valentino; seconded by Clr. Gillotte**

**MOVED THAT the first reading of this ordinance be tabled**

**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)**

15. RESOLUTION – Setting a Public Hearing to Override the Property Tax Cap

Comptroller Blowers presented the following resolution:

**WHEREAS**, revenues necessary to fund investments include property tax revenues that may exceed a statutory cap set by the State of New York; and

**WHEREAS**, override of the property tax cap will require adoption of a local law, and holding of a corresponding public hearing.

**NOW, THEREFORE BE IT RESOLVED**, that the Geneva City Council, hereby and in due form, does establish a public hearing to receive comment on the property tax cap and use of the override mechanism, and directs the City Manager to schedule the hearing for October 1, 2025 at 7:00 p.m.

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

**MOVED THAT this resolution be approved**

**MOTION CARRIED UNANIMOUSLY**

16. RESOLUTION – Setting a Public Hearing for the 2026 Budget

Comptroller Blowers presented the following resolution:

**WHEREAS**, the City Council will receive the City Manager's budget proposal for the 2025 City of Geneva Budget on Monday, September 9, 2025; and

**WHEREAS**, the City Charter calls for scheduling a Public Hearing to hear comment on the budget proposal in advance of budget adoption; and

**WHEREAS**, City Council anticipates adopting the 2026 budget at a special meeting on or before October 31, 2025.

**NOW, THEREFORE BE IT RESOLVED** that the Geneva City Council, hereby and in due form does set a Public Hearing on the City Manager's Budget proposal for 2026 for 6:00pm on September 23, 2025.

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

17. RESOLUTION – Amending Original Issuance of Bonds for Public Improvements

Comptroller Blowers presented the following resolution:

WHEREAS, the City Council of the City of Geneva (the “**City Council**”) has determined to undertake the construction and equipping of additions and other improvements to the Marsh Creek Wastewater Treatment Plant (the “**WWTP**”) to increase the capacity thereof, as further described herein and to appropriate funds for such specific object or purpose and to make certain determinations in connection with such specific object or purpose; and

WHEREAS, as a pre-condition to the adoption of this resolution, by resolution dated August 4, 2021 (the “**SEQR Resolution**”), the City Council determined that the foregoing specific object or purpose constitutes a Type 1 action under the provisions of the State Environmental Quality Review Act (collectively, “**SEQRA**”) and that such specific object or purpose will not result in adverse impacts upon the environment, and therefore no further action need be taken by the City Council under SEQRA as a pre-condition to the adoption of this resolution; and

WHEREAS, all other conditions precedent to the financing of each of the specific object or purpose hereinafter described, have been performed and no other action need be taken by the City Council as a pre-condition to the adoption of this resolution; and

WHEREAS, the City Council previously adopted a resolution (the “**Prior Resolution**”) relating to the WWTP titled:

**BOND RESOLUTION, DATED SEPTEMBER 7, 2022, OF THE CITY COUNCIL OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK (THE “CITY”), AUTHORIZING THE ISSUANCE OF \$9,236,950 IN BONDS OF THE CITY TO FINANCE THE CONSTRUCTION AND EQUIPPING OF ADDITIONS AND OTHER IMPROVEMENTS TO THE MARSH CREEK WASTEWATER TREATMENT PLANT AND AMENDING, RESTATING, REPLACING AND PARTIALLY REPEALING BOND RESOLUTION DATED AUGUST 4, 2021**

; and

WHEREAS, the City Council has determined that additional moneys will be required to complete the improvements to the WWTP; and

WHEREAS, pursuant to the provisions of the New York Local Finance Law (the “**Law**”) the City Counsel wishes to amend, restate, replace, and partially repeal the Prior Resolution and replace the Prior Resolution with this resolution; and

WHEREAS, the City Council now wishes to appropriate funds for the foregoing specific object and purpose and to authorize the issuance of the City's bonds and bond anticipation notes to be issued to finance said appropriation;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK HEREBY RESOLVES (by the affirmative vote of not less than two-thirds of all the members of such body), AS FOLLOWS:

SECTION 1. The City is hereby authorized to issue \$16,332,711 principal amount of bonds pursuant to the provisions of the Law to finance the estimated cost of the construction, reconstruction, and equipping of the additions and other improvements to the WWTP, including reconstructing the existing anaerobic digester tank into an autothermal thermophilic aerobic ("**ATAD**") reactor tank, reconstructing the existing industrial waste holding tank no. 2 into an ATAD storage nitrification denitrification reactor ("**SNDR**"), constructing a new biofilter and odor control unit, and construction new additions or improvements to increase the capacity of the WWTP to 3,100 gallons per minute, and including all other related incidental improvements, equipment, furnishings, and expenses required in connection therewith. It is hereby determined that the maximum estimated cost of the aforementioned specific object or purpose is \$16, said amount, to the extent not previously appropriated, is hereby appropriated therefor and the plan of financing thereof shall consist of (i) the issuance of \$16,332,711 in serial bonds of the City authorized to be issued pursuant to this resolution, or bond anticipation notes issued in anticipation of such serial bonds, and (ii) the levy and collection of taxes on all real property in the City to pay the principal of said bonds and the interest thereon as the same shall become due and payable; provided, however, that to the extent that the City receives grants from any source to fund such specific object or purpose, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants. It is hereby determined that the period of probable usefulness for the aforementioned specific object or purpose is forty (40) years pursuant to subdivision 4. of Section 11.00 of the Law.

SECTION 2. The temporary use of available funds of the City, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Law, for the capital purposes described in this resolution. This resolution shall constitute a declaration of "official intent" to reimburse the expenditures as part of the projects described herein with the proceeds of the bonds and bond anticipation notes authorized herein, as required by United States Treasury Regulation Section 1.150-2.

SECTION 3. Each of the bonds or other obligations authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said bonds or other obligations and any bond anticipation notes issued in anticipation of said bonds shall be general obligations of the City, payable as to both principal and interest by a general tax upon all the real property within the City without legal or constitutional limitation as to rate or amount. The faith and credit of the City are hereby irrevocably pledged to the punctual payment of the principal and interest on said bonds or other obligations and bond anticipation notes and provisions shall be made annually in the budget of the City by appropriation for (a) the amortization and redemption of the bonds or other obligations and bond anticipation notes to mature in such year and (b) the payment of interest to be due and payable in such year.

SECTION 4. The temporary use of available funds of the City, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Law, for the capital purposes described in this resolution. This resolution shall constitute a declaration of "official intent" to reimburse the expenditures as part of the projects described herein with the proceeds of the

bonds or other obligations and bond anticipation notes authorized herein, as required by United States Treasury Regulation Section 1.150-2.

SECTION 5. Each of the bonds or other obligations authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds or other obligations shall contain the recital of validity prescribed by Section 52.00 of the Law and said bonds or other obligations and any bond anticipation notes issued in anticipation of said bonds shall be general obligations of the City, payable as to both principal and interest by a general tax upon all the real property within the City without legal or constitutional limitation as to rate or amount. The faith and credit of the City are hereby irrevocably pledged to the punctual payment of the principal and interest on said bonds or other obligations and bond anticipation notes and provisions shall be made annually in the budget of the City by appropriation for (a) the amortization and redemption of the bonds or other obligations and bond anticipation notes to mature in such year and (b) the payment of interest to be due and payable in such year.

SECTION 6. Subject to the provisions of this resolution and of the Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals of said obligations, and of Section 21.00, Section 50.00, Section 54.90, Sections 56.00 through 60.00, Section 62.10 and Section 63.00 of the Law, the powers and duties of the City Council relative to authorizing bond anticipation notes and prescribing the terms, form and contents as to the sale and issuance of bonds herein authorized, including without limitation the determination of whether to issue bonds having substantially level or declining debt service and all matters related thereto, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, are hereby delegated to the City Comptroller, the chief fiscal officer of the City (the “**City Comptroller**”). Such notes shall be of such terms, form and contents as may be prescribed by said City Comptroller consistent with the provisions of the Law. Further, in connection with bonds and bond anticipation notes issued under the authority hereof, the power to issue and sell bonds or bond anticipation notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Law is hereby delegated to the City Comptroller. Such bonds or notes shall be of such terms, form and contents as may be prescribed by said City Comptroller consistent with the provisions of the Law. Further, pursuant to subdivision b. of Section 11.00 of the Law, in the event that bonds to be issued for one or more of the objects or purposes authorized by this resolution are combined for sale, pursuant to subdivision c. of Section 57.00 of the Law, with or without bonds to be issued for one or more objects or purposes authorized other resolutions of the City Council, then the power of the City Council to determine the “weighted average period of probable usefulness” (within the meaning of subdivision a. of Section 11.00 of the Law) for such combined objects or purposes is hereby delegated to the City Comptroller, as the chief fiscal officer of the City.

SECTION 7. The City Comptroller is hereby further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds or other obligations authorized by this resolution and any notes issued in anticipation thereof, as excludable from gross income for Federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the “**Code**”).

SECTION 8. The City Comptroller is further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchaser of the bonds or notes in compliance with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 9. The intent of this resolution is to give the City Comptroller sufficient authority to execute those applications, agreements, instruments, or to do any similar acts necessary to affect the issuance of the aforesaid bonds or other obligations or bond anticipation notes without resorting to further action of this City Council.

SECTION 10. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds may be contested only if:

(a) such obligations are authorized for an object or purpose for which the City is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the Constitution.

SECTION 11. Pursuant to Section 41(1)(a) of the Law, Section 1 of the Prior Resolution authorizing serial bonds in the amount of \$9,236,950 is hereby repealed and replaced with Section 1 hereof. For avoidance of doubt, all other provisions in the Prior Resolution, including provisions relating to temporary expenditures and "official intent" are hereby ratified and confirmed.

SECTION 12. This resolution shall take effect immediately and the City Clerk is hereby authorized and directed to publish the foregoing resolution, or a summary thereof, together with a notice attached in substantially the form as prescribed in Section 81.00 of the Law, in the official newspaper(s) of the City (a) for such publication, and (b) for the publication of the notice of sale in connection with any bonds or other obligations issued pursuant to this resolution.

Councilor Grimaldi wondered if the Town of Geneva can take the bond out. City Manager Hendrix explained that the City has to, as the recipient. Director Venuti shared that he's asked the contractors to hold their price guarantees for 30p more days, while they are already at 60 days, and expects costs to rise with the rebid. He stressed that time is of the essence. Comptroller Blowers explained that there will be no debt impact in 2026, as these payments will begin in 2027, and appear in the sewer fund where about \$260,000 will be coming off in debt this year. This bond will add \$465,000 annual payments. Mayor Valentino explained that this is important for Geneva's future growth.

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

**MOVED THAT this resolution be approved**

**MOTION CARRIED UNANIMOUSLY**

18. RESOLUTION – Placing a Nine Month Moratorium on All Outstanding Sidewalk Related Code Violations

Councilor Petropoulos presented the following resolution:

**WHEREAS**, numerous citizens have contacted City Officials concerning the exceptionally high cost of out-of-pocket sidewalk repair; and

**WHEREAS**, the 60-day time frame legislated under current Code 306-7 (Cleaning, Maintaining, and Repairing Sidewalk) may constitute extreme hardship for many homeowners to conduct sidewalk repairs; and

**WHEREAS**, time is needed for the City Council and City Staff to meet with citizens and discuss solutions to help assist with sidewalk repair.

**NOW, THEREFORE, BE IT RESOLVED** that Geneva City Council will begin a nine-month moratorium on all current and outstanding sidewalk violation notifications, with the exception of sale of property, which have occurred from July 31, 2025 through April 30, 2026.

Councilor Petropoulos explained that he's looked at sidewalks and believes that the city is being too selective the sidewalks aren't that bad. He believes this gives the city time to come up with a better solution, to find a way to help out with sidewalks, saving enforcement for really egregious sidewalks. Councilor Pealer explained that if the city takes over sidewalks it would be liable, but maybe the city would do a better job evening them out. Director Venuti clarified the process explaining that this is not selective enforcement, the city is not picking on a particular neighborhood. He explained that a resident who fell made a complaint that encompassed a large area, 57 properties. City Code states that upon sale, or upon complaint sidewalks will be inspected, and someone complained about the whole neighborhood. Councilor Gillotte believes the letter sent is pretty strong with too short of a turnaround when costs are sky high. He would like to review violation letter. He reminded council that sidewalks have always been responsibility of the homeowner. City Manager Hendrix will work with legal enforcement letters. She explained that certain language has to be strong, and the city can add other language. Councilor Pealer explained that any type of accident on a homeowner's sidewalk is their liability, especially if injury could have been avoided if kept up to city rules. He agrees that the sidewalk policy needs to be reworked because some sidewalks are damaged by the city, as trees in the right of way raise sidewalks, as to Manholes placed in some sidewalks, causing them to completely split. Councilor Brennan recommended an ad hoc committee be formed, discuss creative solutions when there are sidewalk problems. Mayor Valentino explained that he doesn't want to include property for sale in the moratorium, and recommended a motion for nine-month moratorium excluding sale of property.

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

**MOVED THAT this resolution be approved as amended**

**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. BOARD AND COMMISSION APPOINTMENTS**

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

**MOVED THAT Teri Williams be appointed to the LDC**

**MOTION CARRIED UNANIMOUSLY**

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

**MOVED THAT Jessie Redmond be appointed to the Historic Districts Commission**

**MOTION CARRIED UNANIMOUSLY**

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

**MOVED THAT Mike Reeder be appointed to the Police Budget Advisory Board**

**MOTION CARRIED UNANIMOUSLY**

## 20. MAYOR AND COUNCIL REPORTS

Councilor Brennan shared that the HDC didn't meet this month. There are no firewood sales, as Mr. Burrall is away. The Shade Tree Committee met and updated their plans for the fall, with over 100 trees ready to go. They are looking for homeowners who want to take responsibility for watering trees for several months after planting. Councilor Brennan noted that he missed e bike and e scooter discussion last month, observing that there is very little the police department can do, since they can go wherever they want. He'd like to consider an ad hoc committee to look at stronger ordinances. Councilor Brennan requested a larger conversation about housing issues. He's aware of vacant houses in city that are privately owned, and believes with strategies and prodding, the city could get owners to take action on those houses. He also believes that Short Term Rentals are part of the housing conversation. He also sees the Caste Creek daylighting conversation as an intriguing proposition; not a new idea, and it would positively affect many neighborhoods. He noted that it involves big money, and he'd want to look at strategies to fund purchases of some of the houses that would be affected by daylighting.

Councilor Lavin shared that in Ward 1 Seneca St is being redone. He shared a shout out to Rev. Colin Pritchard for putting signs in his church parking lot for neighbors. Councilor Lavin encouraged other councilors to go to the portion of South Main Street while it's being stripped, to see what it looks like with no parking there, calling it safer and more beautiful there without parking on that side of South Main. He concluded by adding that the IDA has been in the news a lot for projects, and has heard rumors of a potential buyer for the GEDC.

Councilor Pealer reported that the Planning Board met last month. At that meeting a subdivision was approved, and the Lakeview SEQR was approved. He pledged support that a council resolution in opposition of the Lakeview project in the current proposed location. Councilor Pealer echoed the e bike situation, seeing it more on 5&20 In closing Councilor Pealer congratulated new businesses opening in the city, encouraging everyone to try out new spots.

Councilor Grimaldi attended the Geneva Housing Authority meeting where they did talk about garden apartments

Councilor Gillotte shared that the Police Budget Review Board is looking over the budget for consideration by council. BID events include First Friday on September 5 featuring Fully Loaded 315, free bike tours along the lake front, Live From Linden, and the Dove Block. Music Mondays were a great success. Drumstock will be held on Saturday Sept.6, wheels in Geneva at Seneca Street parking lot will be a fundraiser for BID beatification efforts on September 14. America the Beautiful grant funded six more cigarette receptacles. BID will be at Native Plant Sale on September 27. The BID was awarded a grant for revitalizing landscape at lake front which will revitalize two flower beds. A new maintenance supervisor, new executive director, Sydney Shumacher will be coming on board soon.

Councilor Petropoulos shared that the LDC didn't meet today. He concurs on a Lakeview resolution of opposition. He thanked Ward 5 for attending Planning Board and Zoning Board of Appeals meetings Councilor Petropoulos stated that If County is going behind his back in Ward 5 he will find out about it. Drumstock will be held on Saturday. The next coffee with the City Manager is on September 16 at the Bozzuto Center. A Town Hall will be held on September 27 at Library. The Clark Park Block Party Will be held on September 28. The next OEO meeting will take place tomorrow. A Jackson Street community strategy meeting will be held on September 11 at the Library.

Councilor Moracco shared that the Dunkin project has been covered, Cook Properties has been covered, and there is a Housing Rehab Program out there for low- and moderate-income housing. The program is still rolling,

but once funding is gone, it's gone. He thanked City Manager Hendrix for the Coffee Talks. In closing Councilor Moracco encourages attendance to the coffee talks, an open forum.

Councilor Whitfield shared that on Saturday Unity Community Center pig roast will be held at Gulvin Park at 11am, all are welcome. Councilor Whitfield shared that he understands the passion of people talking about being hungry and homeless. He explained that it's important to remember that to be able to be heard, it's important to use a certain tone, to present yourself in a different manner at times. He thanked Councilors Lavin and Petropoulos for assisting displaced Garden Apartment residents, explaining that there are ways to help these individuals and families facing hardship, with no place to go now.

Mayor Valentino shared that the City / County quarterly meeting on September 26. He suggested with school starting today, a little extra caution out there, while noting that he wished the school didn't allow e-bikes and e-scooters. In closing Mayor Valentino invited everyone to the annual 9/11 Remembrance service at 10:00 next Thursday.

21. ADJOURNMENT

**ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Moracco**  
**MOVED THAT the meeting be adjourned at 9:52pm**  
**MOTION CARRIED UNANIMOUSLY**

*Nicole Tillotson*  
City Clerk