

AGENDA

REGULAR COUNCIL MEETING

CITY OF GENEVA, NEW YORK

NOVEMBER 5, 2025

**City Hall
2nd Floor Conference Room
47 Castle Street
Geneva NY 14456**

EXECUTIVE SESSION STARTS AT 6:00PM

**To discuss collective bargaining, proposed, pending or current litigation,
and the proposed sale of real property**

COUNCIL MEETING STARTS AT 7:00PM

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- I. CALL TO ORDER – Mayor, Steve Valentino
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PUBLIC HEARINGS
 - A. Sale of City Owned Property – 595 S. Exchange St.
 - B. Supporting the Liquid Orchard CDBG Grant Application
- V. PROCLAMATIONS
 - A. Fred Brockway
 - B. Extra Mile Day
- VI. PRESENTATION
 - A. Grant Overview – Assistant City Manager Youngs
- VII. DISCUSSION
 - A. E-Bikes – Councilor Petropoulos
 - B. East Washington Street Parking - Chief Eveland
- VIII. SUPERVISOR UPDATE
- IX. CONSIDERATION OF MEETING MINUTES

This portion of the meeting is dedicated to correction of meeting minutes for the following Council session.

 - A. September 23, 2025 (Special Council Meeting) (p.3)
 - B. September 30, 2025 (Special Council Meeting) (p.10)

- C. October 1, 2025 (Regular Council Meeting) (p.14)
- D. October 7, 2025 (Special Council Meeting) (p.36)
- E. October 14, 2025 (Special Council Meeting) (p.43)
- F. October 21, 2025 (Special Council Meeting) (p.48)

X. PUBLIC COMMENT

This portion of the meeting is dedicated to receiving comments on any topics. The standard time limit for public comment is three (3) minutes.

XI. CITY MANAGER REPORT –*This portion of the meeting is dedicated to presentation of a report by the City Manager on non-action matters that have not been addressed elsewhere on the agenda.*

XII. UNFINISHED BUSINESS

This portion of the meeting is dedicated to consideration of matters that have been previously considered by City Council. These include:

- A. Ordinance – Second Reading of an Ordinance Amending Chapter 277, Sanitary Sewers, Sump Pumps - *Superintendent Braman (p.54)*
- B. Ordinance – Second Reading of an Amendment to Chapter 350-7.10 Fences, Hedges, and Walls - *Superintendent Braman (p.60)*
- C. Resolution – Sale of City Owned Property – 595 S. Exchange St. – *City Manager Hendrix (p.63)*
- D. Resolution – Supporting CDBG Economic Development Grant Application to Assist Liquid Orchard, Inc. – *Assistant City Manager Youngs (p.65)*

XIII. NEW BUSINESS

This portion of the meeting is dedicated to consideration of matters that have not been previously considered by City Council. These include:

- A. Resolution – Standard Workday for Elected Officials - *Clerk Tillotson (p.68)*
- B. Resolution – City Manager Contract - *Mayor Valentino (p.70)*

XIV. BOARD AND COMMISSION APPOINTMENTS

XV. MAYOR AND COUNCIL REPORTS

This portion of the meeting is dedicated to presentation of reports by the Mayor and City Councilors on non-action matters that have not been addressed elsewhere on the agenda

XVI. ADJOURNMENT

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

September 23, 2025 – 6:00 PM
City Hall – 2nd Floor Council Chambers
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

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

2. AMENDMENTS TO THE AGENDA

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT the agenda be amended to add a resolution setting a Public Hearing for Local Law 4-2025 amending the City Charter regarding the residency requirement for the City Manager

MOTION CARRIED UNANIMOUSLY (6-3 absent)

A. PUBLIC HEARING - 2026 Budget

Mayor Valentino opened the public hearing at 7:02pm

Cyril Smith shared comments that he also provided in writing:

2026 Recommended Budget. The City Manager presented the 2026 Recommended Budget (“**2026 RB**”) on September 9, 2025, which recommends for 2026:

- increasing real property taxes by 2%,
- increasing General Fund (“**GF**”) expenditures by 7.45%,
- drawing down the General Fund balance by \$835,764 (and potential additional \$400,000 in connection with the 2026 Capital Improvement Program), and
- undertaking a five-year capital improvement bonding program of \$30.65 million.

Executive Summary. Our principal conclusions are:

The 2026 RB would drain the GF Fund to an unacceptable low level. The proposed 2026 GF Fund appropriation would reduce the GF balance from its year-end 2025 projected amount of \$5,002,669 to \$3,766,905 at year-end 2026. (see Appendix A) Such year-end amount results in a substantial reduction in financial strength based on the GF balance to GF expenditures ratios recommended by the State Comptroller and New York State Finance Officers’ Association (“**NYSGFOA**”). The 2026 RB drawdown of the GF could

(1) severely affect the City’s fiscal resilience, (2) limit the ability of the new City leadership to implement its programs, and (3) raise questions as to the current City’s AA bond rating.

The 2026 RB expenditures increase of 7.45% over 2025 expenditures is driven almost entirely by the \$1,386,505 increase in Employee Benefits. It is difficult to determine the basis for this large increase and whether it is likely to recur

in the future; a comparison of the 2025 Adopted Budget Employee Benefit figures with those in the 2026 RB shows an inconsistency in the numbers which we have called to the attention of the City Manager and Comptroller.

We recommend that the 2026 RB GF appropriations be limited to \$565,000 which would result in a 2026 year-end balance of \$4,437,000; such amount would produce a GF balance to GF expenditures ratio of 5, which is the midpoint of the recommended range for a general fund. The additional funds to implement this recommendation are \$270,000 which would be provided by

(1) an increase in the tax levy to the current inflation rate of 2.7% (\$62,000) and

(2) an interfund borrowing of \$104,000 from each of the Water and Sewer

Funds payable over three years in annual installments of \$34,667 to each fund. Both funds have balances comfortably above the recommended amounts. The State Comptroller is generally opposed to subsidizing a municipality's general fund with water and sewer funds provided by rates charged to its residents, but we do not believe the interfund borrowing of excess funds would draw criticism.

Maintaining an Adequate General Fund Balance. The General Fund Balance to Expenditures ratio is the most critical factor in the State Comptroller's Financial Stress Monitoring System ("FSMS") since it indicates, among other things, the ability of a municipality to meet an unanticipated shortfall in revenues. NYSGFOA recommends a minimum ratio of 1 to 6 while 1 to 4 is preferred. While the current ratio is 1 to 4.2, the 2026 RB recommended year-end 2026 GF Balance to 2026 expenditures barely meets the minimum 1 to 6 ratio and is well below the ratios the City has maintained in recent years when the City has also scored well on the FSMS. The ratio is also a critical factor in the City's AA bond rating. Finally, and most importantly from a practical viewpoint, the 2026 RB could tie the hands of the new City leadership in implementing its programs.

The need for Zero Based Budgeting. What standards should be used in developing the City Budget? The City Manager was quoted in the Finger Lakes Times objecting to Council's Support of a business approach. A business approach entails clear-cut standards that are consistently applied over time, not as the City Manager implies, operating at a profit. The City runs two enterprises, the water and sewer systems. These public utilities have readily definable objectives and standards of performance. Everyone can agree that a pump needs to be replaced at the end of its useful life. But the standards for many functions funded by the General Fund are less clear. While DPW functions can be readily measured, the performance of the Police Department and to a lesser extent the Fire Department will require some degree of value judgement. The extent of the Recreation Department's programs also requires value judgments. The largest variance is assignable to Economic Development – everyone is in favor of it, but the most recent report put heavy reliance on brainstorming to develop solutions – there are no simple solutions.

The City's current budget approach, incremental budgeting, starts with what a department had done in the past and adds to it. When the City Manager, because of budget constraints disapproves some of the increments, she nonetheless implicitly accepts the value judgments embedded in the departmental requests and wants the City to accept them to "expand" rather than "preserve." The debate over expansion versus emphasizing efficient delivery of services is over. Last year the City Council overwhelmingly rejected the 20+% tax increase budget submitted by the City Manager, adopting the current 2025 budget with a 5% tax increase. Earlier this year the City Council declined to bond the ultimate "expansion is better" project, \$2 million in bonding for the Long Pier portion of the previously rejected marina project. As a result, the City has a much better financial position to initiate bonding of renovation of the Rink Complex, a facility with wide use by the community.

To focus on the efficient delivery of services the City should return to the use of zero-based budgeting ("ZBB"). Under ZBB all programs both existing and proposed must be shown to be justified. It is doubtful that the Long Pier project would have made it as far as a City Council vote under ZBB since a financial analysis of it shows no revenues and limited public use. Its justification as a placeholder for the failed marina project was also faulty since the marina project revenues would be wholly incommensurate with its cost and its use would be limited to the small portion of residents who own boats and whose needs are currently met by a number of existing marinas.

It is interesting to look at how ZBB would have affected the Fire Department which had both a large approved project and a large disapproved project. The approved project is the fire truck, approved as part of the 2026 Capital Program for

\$1,000,000 in bonding. The fire truck is absolutely essential for public safety. The existing fire truck is approaching the end of its useful life; there is a long lead time to obtain a new one and upfront payment must be made to secure a place in line. There are only a small number of fire truck manufacturers and limited price competition. There is no question that a truck would be approved under ZBB. In contract, the Fire Department requested \$250,000 to hire three additional firefighters. The Department presently has 20 professional fire fighters (including the Chief and Deputy Chief) which is in the upper range of fire fighters to population ratios published by NFPA. The Department is rated in the top 15% of fire departments nationwide by the Insurance Services Organization which takes into account staffing. Overtime figures do not indicate any staffing problems. Under ZBB the request would, of course, have been denied but more importantly it is doubtful that it would have been made in the first place.

With zero based budgeting the City would have a reliable basis for budgeting that would produce efficient delivery of service and provide a stable year-to-year budget process. Stability alone is a valuable result since it is more likely to enhance economic development.

There being no one appearing to speak, the mayor closed the public hearing at 7:14pm.

3. RESOLUTION – Setting a Public Hearing for Local Law 4-2025 To Amend The City Charter Regarding the Residency Requirement for the City Manager

Mayor Valentino presented the following resolution:

WHEREAS, the Geneva City Council has determined that it would be in the best interests of the City of Geneva by amending City Charter 4.1 relating to the residency requirement for the City Manager; and

WHEREAS, the City has prepared a Local Law to amend City Charter Section 4.1 accordingly, which Local Law is on file with the City Clerk; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva that a Public Hearing shall be had on the 1st day of October, 2025, at 7:00 p.m. for the purpose of adopting Local Law No.4-2025, to amend the City Charter regarding the residency requirement for the City Manager; and be it further

RESOLVED, that the City Clerk advertise for said Public Hearing in a manner consistent with law.

4. BOARD AND COMMISSION APPOINTMENTS

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

MOVED THAT Irene Rodriguez be reappointed to the IDA Board

MOTION CARRIED UNANIMOUSLY (6-3 absent)

5. DISCUSSION – 2026 Budget

City Manager Hendrix opened the 2026 Budget discussion for DPW, Water and Sewer, and noted that next week Recreation, Fire, and some Administration will be reviewed.

Comptroller Blowers explained that the General Fund is catch all for City operations, anything funded by taxes. He then explained that enterprise fund is a tracking system, tracking revenues of a self-sustaining service. These funds are more like a business; selling water service, charging customers the cost to deliver that service. He explained that the General Fund is different, it can allocate funds around the fund, for departments that don't generate sustainable revenue. Comptroller Blowers said the City will be exploring a Recreation Enterprise Fund, noting that Water and Sewer Funds are both Enterprise Funds. He explained that the City can transfer between funds, because several employees paid in the General Fund are working in Water and Sewer Fund, so there is a mechanism in place to allow transfers to cover costs for work in those funds.

Councilor Lavin wondered who determines how to set rates for staff rates in these funds. Comptroller Blowers explained that there is a tracking spreadsheet that the audit team looks at. This is how the City justifies how much is coming from those funds. He further explained that there was a time study several years ago. He went on to explain that there are factors other than time that go into it. Councilor Lavin wondered if the City has looked at how other municipalities charge for these services. Comptroller Blowers explained that he reaches out to Peer Cities like Batavia and Auburn, bounces ideas off them, and bases some numbers off of that. He further explained that the Water and Sewer Rate Study factors staff time in as well. Councilor Lavin noted that in calculating time and effort for out of district people, the state encourages municipalities to charge more for out of district users. City Manager Hendrix explained that the rate study gives the City backing to justify charging those fees, giving credibility to that discussion.

Director Venuti explained that there is not a universal rate for water or sewer billing in the City, rather, usage is metered by volume for consumption. He explained that the City also charges a one-time tap fee for new development to come into the system. He further explained that water and sewer rates include operation and maintenance, and don't impose a separate capital charge for infrastructure upgrades, so these funds can be looked at as a whole.

Comptroller Blowers explained that all Water Fund revenue is based on consumption, and isn't broken out between residential and commercial customers. He then explained that the Sewer Fund is a little bit different. Revenue comes from resident users. There is an Intermunicipal Agreement with the Town of Geneva and Town of Waterloo for this service as well. Comptroller Blowers explained that the Town of Geneva and the town of Waterloo share a percentage of the Sewer Fund budget, which is being taken into consideration for the rate study. The total Intermunicipal Agreement payments in the 2026 recommended budget is \$865,952. A 30% increase to those agreements would lead to total payments of \$1.1 million, a \$260,000 jump from just the two participating municipalities.

Councilor Lavin wondered why the Town of Seneca doesn't pay the city directly for services, and wondered why the City doesn't audit what the Town of Geneva charges the Town of Seneca. City Manager Hendrix explained that the city sells water wholesale to the Town of Geneva, and they in turn sell to the Town of Seneca. The Town of Geneva pays for a certain percent of capacity. Councilor Lavin noted that the Town of Seneca could be the City's direct customers, too. City Manager Hendrix confirmed that they could, and explained certain things wholesale customers don't receive. Director Venuti expanded on this, sharing that the City fixes sewer breaks, collapsed pipes, among other things. The City also maintains the plant at full capacity, and handles rain and snow events with City staff. Director Venuti explained that he is confident in the metered numbers, and is hopeful the rate study will shed some light on how to best change payment structures. Councilor Lavin then noted that the Town of Geneva charges by assessment, not usage. Higher priced homes pay more under their model than people in the City of Geneva, but without an audit, he raises concerns that the City doesn't know what the impact might be on the City. Director Venuti explained that the City can charge based on square footage of commercial properties. Comptroller Blowers explained that charging based on assessment has come up in the past, and the City can do it, but it becomes a sewer tax, not a sewer service fee, and that properties can be exempt from that tax. Councilor Lavin wondered if the Town of Fayette upgrading sewer will it affect the Towns of Waterloo and Seneca. City Manager Hendrix explained that the City will soon have an Intermunicipal Agreement with the Town of Fayette to be another customer, noting that they are working through the study, as a partner. She further explained that the City is holding off on the new Intermunicipal Agreement, to make data-based decisions. Mayor Valentino shared that he is looking forward to learning a lot when this study comes to the surface, noting that he has always wanted to charge more to outside municipalities. He explained that this study will give data for leverage on that subject. Councilor Petropoulos wondered when the study would be out. Comptroller Blowers shared that the consultant is working on finding a good time to present to Council, hopefully soon. Councilor Gillotte wondered if the City has capacity to add the Town of Fayette, and wondered who pays for upgrades to accommodate other municipalities. Director Venuti explained that there is an ATAD project underway that will increase solids capacity.

Director Venuti then explained that the product produced at the waste water treatment plant is a class A biosolid. At this time the City is not selling the product. This is the 10th year of trial and testing, and he explained that someday there may be sellable product. In the meantime, the city is not sending waste to the landfill, which reduces expenditures.

Director Venuti reviewed shared services for Highway and Sewer services. He explained that there isn't an official individual town agreement, rather all municipalities work under Ontario County's engineering support and mutual aid strategy, which provides for 48 hours of services from Ontario County Public Works. The City uses this agreement for survey work and help in the Engineering Department. He also noted that these are free services. Director Venuti also

explained that the City receives support and provides support to other municipalities, explaining that the City receives much more support than we provide to others. This allows municipalities to share equipment and materials, routinely. He further explained that Highway Superintendents always work together behind the scenes, explaining paving help given to Phelps this year. He shared that the City borrowed town of Geneva's sewer cameras, assisted Gorham, and shared that milling and paving estimates 480 hours of trucking time to a tune of \$96,000 in services provided by other municipalities. Mayor Valentino looked for clarification around the City getting more assistance than we expend in shared services. Director Venuti explained that the City has received more than we've been given. Mayor Valentino offered a shout out to municipalities giving services to the City.

City Manager Hendrix shared that the City has 15 parks covering 108 total acres, and that each park is subject to Park Alienation Laws. She explained that if a parcel is treated like a park it may be subject to park alienation laws. Discussion followed around the park alienation process, which includes state legislation noting that even if the state never provided any funding to a park, it is still subject to alienation laws, and that alienation becomes more difficult if state or federal money has gone into the park.

City Manager Hendrix responded to the request for an estimate of Short Term Rental revenue if licensing was limited to 100 units. She explained that licensing is not based on how many units, rather, based on how many bedrooms are licensed. Currently there are 214 licensed bedrooms. She estimates that there are 27 that have not reached out to license their rooms. Licensing fees were reviewed, \$250 per bedroom per year, collect for two years at a time, noting that the amount will fluctuate year over year. Councilor Gillotte wondered how enforcement of licensing is going. City Manager Hendrix shared that 214 bedrooms are currently licensed, with some having a little to do before being fully licensed. Councilor Petropoulos wondered if an occupancy tax can be imposed. City Manager Hendrix explained that an occupancy tax has to be carried by the state senate, assembly, and then go to the governor. Councilor Lavin wondered if the state Short Term Rental process includes an occupancy tax. City Manager Hendrix said that it does not, and added that the County may use a different registry system, that the City could use as well. Councilor Lavin noted that another vendor came back with different Short Term Rental numbers Mayor Valentino shared that he believes that implementing an occupancy tax for Airbnb's would level the playing field with hotels, however the Senate and Assembly wouldn't want to carry legislation that raises taxes.

Comptroller Blowers reviewed funds bonded for a Marina, explaining that bonded funds will be used for pier stabilization, and any matching funds may be used to repair current docking structures. Bonded funds can only be used for specific services the City has bonded for. Councilor Petropoulos wondered if this is it a case of all or nothing. City Manager Hendrix explained that the City is looking at repurposing funding for pier stabilization and dock structure. She acknowledged that time is ticking, and the City has already asked for many extensions on this project and the funding tied to it. She hopes to be able to do both, if the City gets approval, explaining that multiple state agencies, and multiple funding streams are working with the City to try to figure it out. Councilor Lavin wondered if the \$2 million isn't needed for anything, and goes back, would it just reduce the City's indebtedness. Comptroller Blowers explained that would take the City's debt total down to \$42 million, noting that \$3.2 has been borrowed for the project. Discussion followed. Councilor Lavin recalled that when Council killed the marina, they said the work on the pier could be done without the debt money. He suggested putting that \$3.2 million back, and reducing debt. Comptroller Blowers explained immediate impact on the whole number, but not as much on annual debt service. Mayor Valentino explained that the money to stabilize and repair the pier has to come from somewhere, and that the pier has to be repaired or it will be blocked off. Mayor Valentino then wondered if the City is collecting any interest on bonding money now. Comptroller Blowers confirmed that there is, however it's not ideal, since the City is also paying interest on that money. He noted that he would rather see projects getting done, and get money out the door.

City Manager Hendrix addressed a question about \$2.38 million being added to debt service in 2026, what is driving General Fund debt, and where Capital Improvement Project decisions hold or lower that line in 2027 and beyond. She explained that a 2% increase was conservative estimate with absence of direction of entirety of council, and the budget has left room for further discussion. She explained that Council can choose to use fund balance for one-time purchases, but not reoccurring costs.

If the General Fund Balance is restricted, a question was raised about what level of rate decrease could potentially be considered to offset any increase in property taxes. City Manager Hendrix explained that the General Fund Balance is within ranges the City likes to see, 12-15%. She explained that Council can change that range. Water and sewer Fund

Balances land around 30-35%. With the 2026 proposed budget the General Fund will be just under 20%, water will rest at 33%, and sewer at 35%. She explained that it's fine to be a little below or above targets, and municipalities get into trouble when fund balances are too low or too high. She explained that when they're too high residents are being overtaxed. She explained that if the City wasn't pulling from fund balance for onetime costs, those funds would have to come from somewhere, and mean tax increases. She shared that the State Comptroller lists the City of Geneva as No Designation, which is where municipalities want to be. She explained that designation is based off of a formula that doesn't take into consideration what anyone thinks about the tax rate, rather it's about the ability to make debt payments, and ability to tax. City Manager Hendrix explained that she likes to come in close to budget, and anything under rolls into fund balance.

City Manager Hendrix reviewed unrecommended purchases sorted by type in a handout, including 7 vehicles, 13 FTE's, Fire Department water rescue equipment, and many maintenance items.

Assistant City Manager Youngs reviewed technology investments that were cut that would produce measurable savings or revenues. She looked at Return On Investment of requests, if they were included in the budget, focusing on items with a return within 24 months. She outlined data driven decision making, and efficiency gain on performance metric software. She outlined a 24-month savings of \$24,000 for Fire with a \$3-5,000 investment in a hose dryer extending the useful life of fire hoses, and maintenance savings, breathing apparatus cleaners extending useful life, a grant administrator payback of \$3-\$5 for every dollar spent in salary. She explained that replacing vehicles reduces long term costs, and noted that it takes longer than 24 months to realize costs, but with an electrician that has to be outsourced costs more over time than an in house electrician. Councilor Petropoulos asked what will long term savings look like for the first couple of years, and what the proposed budget would look like with these return on investment items added back in. Mayor Valentino noted that the key thing mentioned here is that one time costs can come from fund balance, but repetitive costs will impact the number Council is looking for in the budget, it will require funding by taxpayers for staff, while equipment is a one time cost. City Manager Hendrix recalled the challenge last year of being charged with providing a budget with limited council direction calling this a philosophical discussion at this point. She noted that items mentioned are not large wish list items, rather items to build in efficiencies, cautioning Fund Balance overuse, as it is needed for a rainy day. Mayor Valentino explained that a 1% increase on the tax levy equates to about \$90,000.

Comptroller Blowers explained the equipment amortization process, allocating funds from Fund Balance and Equipment Reserves for one time equipment purchases. Both funds treated the same when it comes to purchasing equipment, while the Equipment Reserve Fund can only be used for equipment purchases. He also explained cuts to the Equipment Reserve fund over the years, noting that the fund could be used more appropriately if the city had that capacity.

Comptroller Blowers explained that there is a lot that the city needs that it's not purchasing, noting that Council has chosen not to add to reserve, and keep requests in. Mayor Valentino referenced Budget Book pages 99-101, where he reviewed funds, and noted no funding going into them. Councilor Petropoulos noted that healthcare expenses is big and wondered if the city can do better. City Manager Hendrix explained that health insurance has gone up everywhere, recalling the change in providers three years ago, that has realized some savings, while acknowledging a large rate increase. She explained that the city's previous provider is also experiencing large rate increases. She explained that the consortium is charged with finding lower rates for participants. This year they secured premium increases of 18-19%, which is much better than the City's former provider that is coming in with a 30% increase, in line with what many others are seeing. Discussion followed around drivers of health care cost increases. Councilor Gillotte wondered if the City found a lower rate, how it would manage that with labor contracts. City Manager Hendrix explained that plan offerings and percentages paid are negotiated into plans. She explained that a lot of units pay 100% for single coverage, and lower percentage for family plans, with incentives not to use the city's insurance. Mayor Valentino referred to page 31 of the budget book, covering health insurance costs, and offered compliments to staff on negotiation efforts, retiree health benefits and managing retiree health benefits.

Councilor Lavin explained that he loves City workers and what they're doing, and noted that looking at last two years of spending, and the \$49 million all in at the rate the city is spending now, ending up with a budget that isn't sustainable. Rather than waiting for crisis with massive layoffs or loss of services, he'd like the city to look for revenue. Discussion followed around setting Council priorities, determining musts and mayes, grant funding, and baseline government services. Return on Investment data was discussed, as well as monitoring the age of buildings and vehicles.

Director Venuti reviewed the consequences of deferred maintenance and continued disinvestments reminding Council that things have a lifespan. He also shared that when the City had to close a playground, it bothered staff. He went on to explain that his budget requests were not wish lists, rather just to keep things up, noting that costs will increase down the road for anything that is deferred. Mayor Valentino shared that he wants to see staff being progressive with Economic Development, noting that grants are important to economic development, and in Geneva moving things forward. He wondered if the City grant writing will stall, or will staff hire outside services. City Manager Hendrix explained that there is not a large amount in the budget for grant writing services. City Manager Hendrix explained that the City has a grants administrator, helping staff stay on track, keeping funding coming in, and a grant writer would build off of her. Discussion followed around the challenges of not having a grant writer on staff, calling a grant writer a need, not a wish list item. Discussion followed around what savings a grant writer could bring in, and the challenges in hiring a municipal grant writer, who can consult for much more than a municipal wage. Mayor Valentino explained that when Council talks about adding staff, a grant writer ranks high on his list. Electronic timekeeping was reviewed, as a repetitive cost, with one-time upfront costs to set up and install the software. Comptroller Blowers explained that there will be ongoing fees and maintenance costs. He explained that there will be a lot of things that going into electronic timekeeping that people won't see right away, but will help with contract negotiations, among other things long term. City Manager Hendrix explained that one reason there is a slight challenge with electronic timekeeping is a negotiated benefit, around how the City keeps time. She also noted this project isn't in this year's budget, as staff is doing pre work with union partners. Mayor Valentino then addressed equipment amortization, fire equipment, and vehicles. He shared that next week he will move forward funding for vehicles from the General Fund Reserve, and fund the Equipment Amortization Fund from General, Water and Sewer Funds. Discussion followed around potential CBDG Grant funding for a replacement fire truck. Councilor Lavin wondered if a grant writer would work under the City Manager. City Manager Hendrix shared that she would put a grant writer under the Assistant City Manager. She also shared that Director Venuti would like a DPW dedicated grant writer working under him, that can work with FEMA as well. Discussion followed around staff reorganization after Directors West and Sharman departed this spring.

6. ADJOURNMENT

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Gillotte
MOVED THAT the meeting be adjourned at 7:50pm
MOTION CARRIED UNANIMOUSLY (6-3 absent)

Nicole Tillotson
City Clerk

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

SEPTEMBER 30, 2025 – 6:00 PM

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

Presiding – Steve Valentino, Mayor

1. ROLL CALL

Present: Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer (arrived at 6:08), Clr. Lavin, Clr. Brennan

Absent: Clr. Whitfield, Clr. Moracco

2. DISCUSSION – 2026 Budget

Mayor Valentino shared that he will wait until next week to make motions to change the City Manager's budget.

City Manager Hendrix opened the meeting reviewing the meeting calendar, noting that the budgets need to be adopted by Council by October 31, otherwise the City Manager's budget presented on September 9 will be the City's 2026 Budget.

City Manager Hendrix reviewed forecasting for future years using the Compound Annual Growth Rate. She explained the pros and cons of CAGR with ten years of data, explaining that this makes the most sense for a City in the long term. Councilor Petropoulos wondered how the rate of inflation is factored in. City Manager Hendrix explained that it's a calculation of growth, how the city is managing finances.

Comptroller Blowers broke down all rent, insurance, and upkeep of the two fire facilities not owned by the City, on Genesee St, and Geneva St. He reviewed upkeep and maintenance costs on page 70 of the budget book. Comptroller Blowers explained that maintenance costs include capital projects plus upkeep and general maintenance. He noted that replacement of bay doors on the Genesee St. Station is budgeted for 2026. He further explained that contents are insured, not broken out in individual locations or items, only broken out by fund, falling under the City's umbrella insurance policy. Councilor Gillotte wondered who pays for repairs to the facilities. Comptroller Blowers explained that the City, as tenant, pays for repairs. A Geneva Housing Authority subsidiary owns the Genesee St. property, and Hydrant Hose owns the Geneva Street facility. Councilor. Gillotte expanded his question, wondering if the city pay for all repairs. Comptroller Blowers explained that day to day maintenance and repairs are the City's responsibility. City Manager Hendrix explained that the Hydrant Hose cost shares with the City, explaining that the lease agreements cover this arrangement Councilor Lavin wondered how the lease payments made to Hydrant Hose is used, and if it's part of a City's audit. City Manager Hendrix explained that the City simply makes lease payments noting that Hydrant Hose is an organization that the City contacts with.

Comptroller Blowers shared that there would be no savings in 2026 if the City delayed purchasing a new fire truck for one year, because when you borrow there are typically no payments in the year a municipality borrows, but there would be potential savings after that, with new debt payments beginning in 2027. Comptroller Blowers also explained the long lead time for a fire truck build, of about three years, noting that there will be continued upkeep costs for two or three years for the aging truck, before the replacement truck would be delivered. Councilor Petropoulos wondered since costs will go up each year, if any savings will be realized by delaying the purchase. Chief Parrotta advised that he doesn't see a cost decrease coming, rather, he expects costs to continue to increase each year. He explained that in 2012 a new fire apparatus costs \$477,000, and now same apparatus costs \$1.2 million. City Manager Hendrix clarified that the fire truck will go out to bid, and costs are a best estimate. Councilor Brennan wondered if the City fails to be awarded grant funding, can a less expensive truck be purchased. City Manager Hendrix explained that the City will need about \$1.2 million to purchase the fire truck, if grant funding isn't awarded, explaining that council would have to bond, for the total cost, or choose not to purchase the new apparatus if grant funding isn't secured. Councilor Petropoulos wondered when the grant will be awarded. Chief Parrotta shared that he's waiting on two more letters of support, has preapproval, and is working through final steps to apply now. Councilor Pealer wondered what the range of the bond rates might be. City Manager Hendrix explained that they fluctuate, so interest rates will depend on when the City bonds. Comptroller Blowers shared that the last bond was at 3.7%. Discussion followed around the fire truck's useful life of 15 years, what will it replace, how trucks be moved down the line. Councilor Lavin wondered if the Town keeps to the same replacement schedule. Chief Parrotta explained that they do, and just replaced two apparatus on the same standard. Chief Parrotta also explained how many apparatuses are required to cover a set area, and that front line apparatus standards are set by population. He further explained that if demographics are expanded to cover more territory, more apparatus will need to be added, to cover distance and population. Mayor Valentino shared the Town of Victor's recent struggle with their fire district, and noted that Geneva is lucky to have fire staff and volunteers.

City Manager Hendrix reviewed the 2026 city wide revaluation. She explained that annual revaluations are meant to keep taxes equitable and fair across neighborhoods, rather than placing unfair burdens on some tax payers, and that the 2026 revaluation will impact 2027 taxes. She further explained that revaluations look at property sales and what's going on in the market in the City. She went on to explain the commercial revaluation process, noting that there is methodology that has to be consistent. Property owners will receive letters with new values, and other information. The Assessors Office will be available to answer questions, as well. Councilor Grimaldi shared that it's important to stay close to 100% equalization rates, especially for school and county taxes. He also explained that STAR exemption, and how it can be affected by equalization, and how homeowners can see jumps in value based on the market. In 2023 equalization rate was 77%, City Manager Hendrix explained that the revaluation helps avoid a large swing in value of property.

City Manager Hendrix explained that the 2026 budget doesn't include any resources for housing rehabilitation and home ownership, noting that programs like that haven't been prioritized in many budgets, as local Municipalities are restricted from providing direct assistance to home owners, although federal funds can be used.

Assistant City Manager Youngs explained that data can be used to track performance and budgetary resources by utilizing Key Performance Indicators (KPI). She reminded Council of Return On Investment (ROI) budget management tools, and shifting to results-based accountability for services and investments in the community. She recommended using these tools to look for outcomes for residents, developing measures and attempting to exceed targets. ACM Youngs explained that staffing changes have delayed the comprehensive plan to 2026, which will provide an opportunity to align metrics with that updated plan. She explained that it takes time to develop data driven resources, explaining that the foundation is being laid for that now, to better inform future budget cycles.

Councilor Gillotte raised concerns about first time home buyers and incentivizing landlords to improve property. City Manager Hendrix explained that state and federal advocacy is an option. She shared that the State still has some resources, but current federal funding likely won't exist in the future. Councilor Pealer echoed the importance of home ownership, recommending neighborhood initiatives and recreation to incentivize homeownership in the City.

City Manager Hendrix pointed out a piece of what the City can start tracking, KPI's for home ownership. She suggested looking at population metrics and exploring what identified trends mean. She pointed out that a piece of the equation to remember is that HWS students are counted, as well as seniors that may not want to own a home anymore. Councilor Lavin noted that the best thing a city can do for residents is to redo streets and sewers. He explained that Rochester clears sidewalks in the winter, collects trash. He noted public private partnerships like houses being done by Habitat for Humanity. Councilor Petropoulos wondered if there is a list of what the city can do. City Manager Hendrix explained that staffing resources, connections, anything that's not a direct gift are things a municipality can offer, explaining that the city can do something for the entire population, but not for homeowner A, and not homeowner B. Mayor Valentino explained that starter homes are important, noting that it's important to attract developers to undeveloped parcels, and that if the City can put in infrastructure, that will entice development. Discussion followed around available land.

Comptroller Blowers shared a recreation facility overview. He explained that the rink budget can be found on page 75. The City is currently seeking quotes to replace the chiller, and staff will share the number when quotes come in, it will then need to go out to bid. He went on to explain that some buildings and grounds salaries are included in the rink's operational costs, the ice re-surfacer was paid off in 2021, so there is no debt associated with the rink at this time. He also informed Council that the Dasher Boards were recently repaired. Councilor Pealer shared that when he was on the recreation board, he saw funding going down over the years, and noted that the expenses of the rink for tax payers is minimal. He wondered what the breakdown is for the total cost of all recreation annually. Comptroller Blowers shared that page 73 of the budget book has that information, without insurance and utility costs.

City Manager Hendrix noted that Councilor Pealer's questions lead nicely into considering recreation as an enterprise fund in the future. An enterprise fund would help illustrate what revenue and expenses are, and that budget discussions pushed the city towards a 2026 feasibility study to examine a recreation enterprise fund. A proposed fee policy would be developed as part of that process. She did caution that recreation programming rarely covers their expenses, as recreation is also a service the city provides to residents. Councilor Pealer wants the goal to be providing activities and enrichment for residents, not to cover costs. Councilor Petropoulos recalled rink improvement discussions, and sees this budget as operating the rink as it has been. City Manager Hendrix explained that the chiller and other capital improvements aren't part of the budget, and that there is more design work to be done to get to some improvements to the recreation complex. Councilor Petropoulos wondered if the chiller is replaced, does it tie the city to Option One of the three design options. City Manager Hendrix explained that the chiller quotes are so the city knows, if it breaks down this year, what it would take to keep the rink going. Councilor Lavin noted that one of the issues with the rink, is that this is about one sport, hockey and skating. He observed that the City isn't in the business of recreation the way it was 20 years ago with playgrounds and adult softball leagues, rather it has been left with a recreation department is largely skating, and noted that basketball isn't being invested in, and there is no money for it. He agrees that the Hobart element is important for downtown, but wonders what the city has for 20-somethings who want to play softball. City Manager Hendrix explained that the recreation facility is used over 300 days annually, with the turf booked with summer programming, and lacrosse. Councilor Gillotte noted that he hears a need for sports leagues for people to get involved in, and wondered what the city can do to enhance what it's already doing. Mayor Valentino said that if it was strictly financial the city would figure it out. He noted that it's also about use, people don't seem to want more softball or swimming. City Manager Hendrix shared that the Assistant City Manager and coordinator that will come on board, will take a closer look at how to do recreation, how to find the best path forward with great

resources and partnerships that already exist in the City. Councilor Pealer wondered if there is an opportunity to expand baseball culture in the City, like the Art Guards in the 1980's. He illustrated the cultural change of families watching kids recreate at sports practices. Councilor Brennan shared that he attended the Clark Street picnic on Sunday. There was a lot of support to use the Clark Street baseball diamond there. Councilor Petropoulos shared that he attended as well, and would like to see participation at the park.

3. ADJOURNMENT

ACTION TAKEN by Clr. Petropulos; seconded by Clr. Pealer
MOVED THAT the meeting be adjourned at 7:16pm
MOTION CARRIED UNANIMOUSLY (7-2 absent)

Nicole Tillotson
City Clerk

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

REGULAR COUNCIL MEETING

October 1, 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 7:00), Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Lavin, Clr. Brennan, Clr. Pealer (arrived at 6:07, departed at 6:55)

Absent: Clr. Moracco

2. EXECUTIVE SESSION

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

MOVED THAT council move to executive session at 6:00 to discuss the proposed sale of real property and the employment history of a particular person

MOTION CARRIED UNANIMOUSLY (6-3 absent)

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

MOVED THAT council exit executive session at 6:57pm

MOTION CARRIED UNANIMOUSLY (7-2 absent)

3. PUBLIC HEARING - Property Tax Cap Override

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

4. PUBLIC HEARING - Amending the City Charter – City Manger Residency Requirement

Mayor Valentino opened the public hearing at 7:02pm. With no comment offered at this time, he closed the public hearing at 7:03pm.

5. AMENDMENTS TO THE AGENDA

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT the agenda be amended to add a resolution to establish a public hearing for the sale of 595 S. Exchange Street to the preferred developer

MOTION CARRIED UNANIMOUSLY (7-2 absent)

6. PROCLAMATIONS

A. Fire Prevention Month 2025

7. PRESENTATION - Geneva BID Update

Geneva BID Executive Director Sydney Schumacher shared that she comes to the Geneva Business Improvement District with over a decade of teaching experience, in higher education. Her vision for the bid includes refocusing on core responsibilities, scaling those responsibilities, creating a greater understanding in the community of what the BID is, can do, and how it can work together with partners. Ms. Schumacker shared that she is looking forward to scaling BID activities and greater transparency. She will also work on the BID's online presence. Ms. Schumacker shared that primary functions of the BID include beautification and maintenance, support of existing businesses, and economic development. The BID team includes four full time employees, two in the office, and two in the field tackling beautification and maintenance. The BID also occasionally utilizes some part time employees. The BID operates downtown; Ms. Schumacker illustrated the District on maps, and explained that within the District seasonal work includes decorations, plantings, and maintaining landscaping beds. The BID's work includes communication and publication, small event hosting, facilitating conversations, fostering connections, and managing grants. Grant work was reviewed to include revitalizing bird habitat at the Lakefront, and a Keep America Beautiful Grant for recycling cigarette butts. Ms. Schumacher then reviewed goals for 2026 including increased business involvement, continued grant applications, and new and improved Lakefront landscaping. Some successes over the summer were shared including Paddlefest, Music Mondays, Drumstock, and the addition of Earthplanters.

8. DISCUSSION - Sidewalk Moratorium

Assistant City Manager Youngs opened the discussion reviewing the September 3 moratorium Council placed on sidewalk repair. She explained that staff is looking to get some clarity on the moratorium and what Council wants to focus on.

Councilor Petropoulos explained that he would like snow removal to continue by property owners. He mentioned that Castle Street residents will get free sidewalks with reconstruction, and he would like to continue to look at that.

Councilor Petropoulos clarified that snow removal stays the way it is. Councilor Grimaldi said the moratorium simply means that code can cite people for sidewalk code violations, but repairs don't need to be made until spring.

Councilor Brennan raised concerns about deicing and snow removal should be looked at, in fact he would like the entire ordinance to be looked at. Assistant City Manager Youngs shared that the city will continue to issue violation notices with clear language of the moratorium timeline, including proper legal language, and soften the tone of violation letters. She shared that residents who have received violations have also received information about the moratorium, and that staff has begun initial phases of options to update the ordinance. The Assistant City Manager went on to explain that the first option would be to maintain the current policy, leaving residents responsible for sidewalk repair, while improving communications, and possibly extending timelines for residents to repair sidewalks.

She explained that the current policy does allow administrative flexibility not forcing sidewalk repair in the middle of winter. Option Two would maintain the current policy, and offer some form of financial assistance, noting that staff have reviewed grant and 50/50 programs. Assistant City Manager Youngs recalled that there was once a 50/50 program to split costs of repairs of sidewalks for groups of four or more contiguous properties, and wondered if Council would like eligibility requirements for income, or to prioritize and cycle through neighborhoods. She explained that City funds would be needed to match if Option Two is implemented. Assistant City Manager Youngs shared that Option Three would be moving sidewalks to the capital projects program, repairing sidewalks at City expense as milling and paving repairs occur. Some of these costs may be eligible for CHIPS funding, but not all. Funding could be built up gradually, perhaps starting off with \$50,000 allocated to the budget line annually. Assistant City Manager Youngs recommends looking into this shift in liability. If the City takes responsibility for maintaining sidewalks, the City becomes liable for any claims related to the sidewalks. She explained that most municipalities utilize the same policy the city currently uses. Assistant City Manager Youngs looked to Council for direction on which options staff should pursue. Mayor Valentino thanked Assistant City Manager Youngs for the information. He recalled a flood of complaints recently, leading to public outcry, agreeing with Councilor Brennan, that it is wise to give this ordinance a thorough look over. Mayor Valentino advised Council not to give direction to staff yet, with the

potential of major financial impact, recommending saving this for the next council to review. Councilor Petropoulos agreed with Mayor Valentino. Councilor Lavin wondered why the City would leave sidewalk repair to fraternities and colleges while it maintains roads, calling it a taxpayer responsibility to make the city walkable. Councilor Brennan noted that the complaint-based system led to a flood of complaints, leading to upset residents, leading to the moratorium. He recommended looking at ordinance itself, to find the pitfalls in it, suggesting that the sole problem may be the complaint-based system. He suggested perhaps keeping it to repair requirements at time of home sale. City Manager Hendrix summarized that in the absence of direction to staff, the City will pause work on this ordinance until bringing back the discussion in December. She clarified that the resolution was a moratorium of full ordinance, and now she is hearing Council's intent was meant to be for the repair of sidewalks only.

9. SUPERVISOR UPDATE

Supervisor Kennedy shared that the County budget workshop was held on September 26. He explained that a significant impact on the County's budget, Court ordered forensic mental health hospitalizations are now county costs, at the rate of \$1,400 a day. To date the County has spent \$716,000 in billing for these hospitalizations. Other budget impacts included the inheritance of SNAP administrative costs. The County will be responsible for managing Medicaid work requirements beginning next year as well. On the revenue side, cannabis sales tax numbers are starting to come in, \$75,000 was brought in last quarter, and the County is working on distributing those funds. Supervisor Kennedy shared that 50 or more backyard composters were delivered to Geneva residents, explaining that the Local Solid Waste Management Plan is before County Supervisors, and will be presented at the October 23 Board of Supervisors meeting, noting that this plan is particularly important with the 2028 slated closure of the landfill. He also shared that healthcare cost increase ripple effects are driving increased healthcare premium costs, reflecting national trends of hospital and drug cost increases. He explained that an aging customer base adds to these costs. Supervisor Kennedy also shared that the Housing Task Force is looking at the transition of Garden Apartments, and other local events that represent the housing crisis that Geneva is dealing with. He provided an update on the Ontario County Humane Society, who investigated 24 complaints in the City last month. The Genesee Transportation Council wants to hear from riders of RTS who are using services for school, work, and healthcare. Supervisor Kennedy is planning to attend the active shooter civilian response training the County will be offering in December. He also shared that the NYSAC Executive Director reached out regarding funding for recovery costs related to PFOS detected in drinking or waste water after June 2023. Supervisor Kennedy also welcomed Assistant City Manager Youngs, and offered a meet and greet with the new Youth Bureau director before the end of the year.

10. CONSIDERATION OF MEETING MINUTES

ACTION TAKEN by Clr. Petropoulos; seconded by Councilor Grimaldi

MOVED THAT the minutes of the September 3, 2025 and September 9, 2025 be approved

MOTION CARRIED UNANIMOUSLY (7-2 absent)

11. PUBLIC COMMENT

Anthony Noone, Chair of the Police Budget Advisory Board offered the following comments to Council:

Good evening Councilors,

I am here tonight along with other PBAB members to speak to you about the proposed GPD portion of the city's budget. As you may recall, the PBAB passed a resolution in January 2025 to recommend that the city restore two police officer positions in alignment with NYS Division of Criminal Justice Services study for a total of 34 staff and add a mental health professional to the Geneva Police Department. As you all begin dissecting the newly proposed 2026 budget, the police department's \$4.36 million funding request does not add any of these recommended positions. However, let's be clear: this is not a bloated budget. There is a cost of continuing to run essential services at the bare minimum. Pushing departments to do more with less may appear fiscally responsible in the short term, but it ultimately risks compromising public safety and the quality of service our community expects and deserves.

The proposed 2026 Police Department budget reflects a 5% decrease as directed. All department heads, under orders from our City Manager, were told to find reductions not because they were spending irresponsibly, but because of broader budget tightening across the city. As a result, the Police Department's already strained resources are being stretched even thinner. They are being asked to maintain essential services with no real resources to grow, improve, or adapt.

The 2026 budget already shows significant reductions in several crucial areas:

- **Overtime:** Slashed again, dropping from \$236,990 in 2024 to \$175,000 in 2026 due to change to 12-hour shifts
- **Equipment:** Reduced from \$146,611 in 2024 to just \$4,500 in 2026 which is an almost **97% cut**.
- **General maintenance:** Which supports the upkeep of essential equipment and facilities, has dropped from \$24,844 to \$3,000.
- **Training:** Critical for officer readiness and public safety and the best techniques of policing like crisis response training and deescalation, has gone from \$40,441 to \$27,500 and that number is far from sufficient.
- **Uniform costs, firearms, and physical exams:** All seeing cuts, despite being basic necessities for a functioning, professional department.

These reductions are not luxuries being trimmed; they are the backbone of day-to-day policing. What message does it send when officers are forced to make do without updated equipment or the training, they need to handle complex situations? One of the ways to improve policing is to invest in the people who do the policing, Let's do the math. Geneva's general fund typically hovers between \$18 and \$20 million. A \$50,000 cut to the police budget represents just 0.25% of that fund. For a homeowner with a \$200,000 property assessment, it would save them maybe \$4–\$6 per year, which comes out to about 30 to 50 cents a month. Even if you doubled or halved these numbers, it would still amount to pennies. For what amounts to less than the cost of a cup of coffee per year, the city would risk losing investigative capacity, weakening public safety, and further demoralizing an already strained police department. Budget decisions matter and even small cuts can carry significant consequences for the services we rely on every day.

We're asking officers to do more with less year after year and then we're surprised when morale drops, turnover rises, and community trust erodes. This is not sustainable. Officers are not robots. They are public servants and they need the tools, training, and staffing to serve effectively.

Speaking of effective public safety we need to talk about something else this council has acknowledged the need for as well the council before but failed to fund and that's the importance of responding better to mental health crises. Everyone agrees that officers shouldn't be the only ones handling people in crisis. However there's been no action. No budget allocation. No progress.

The Chief and PBAB members have explored grants. We've looked at partnerships. Nothing sustainable has materialized. While we wait, officers continue to be the front line for behavioral health emergencies they are not trained to handle on their own.

A mental health co-response model solves this problem. It's a system where a trained clinician or social worker rides with officers on mental health-related calls. They co-respond in real time, de-escalate crises, connect individuals to services, and prevent unnecessary arrests or hospitalizations.

Here's what this could look like in Geneva:

- A clinician, either hired by the city or contracted through a partner agency, would work alongside GPD during key shifts.
- On calls involving suicidal individuals, domestic disputes tied to behavioral health, or recurring welfare checks, this co-responder provides expertise that officers simply can't offer alone.
- They follow up with families, connect residents to long-term resources, and help reduce repeat 911 calls.

If this council is serious about innovation, about mental health, and about reducing unnecessary strain on police resources then this is your opportunity to act. We again urge the council to budget for a co-responder position in 2026 so that the GPD can begin building the program with the appropriate agency. If you believe in this model then fund it.

Additionally, Despite Chief Eveland's efforts to be fiscally responsible, there are critical needs not even accounted for in the 2026 budget:

- **K9 Unit:** A long-discussed addition that could provide invaluable support in searches, drug detection, and officer safety, but still remains out of reach.
- **Youth Officer Position:** Currently combined with other duties, this critical role needs full-time support to properly serve at-risk youth and build community trust.
- **Updated Forensics and Technology Supplies:** Outdated or nonexistent investigative tools hamper evidence processing and justice outcomes.
- **Firing Range Upgrades:** Training infrastructure is falling behind safety and professional standards. Essential improvements including reliable electricity, updated plumbing, and modern equipment are needed not only to ensure officer safety and effectiveness but also to make these resources available for use by other agencies. Geneva should strive to be a leader in public safety facilities, not stuck with deteriorating, inadequate spaces.
- **Additional Training Programs:** Community policing, de-escalation, and mental health preparedness require more investment, not less.
- **Staffing Shortfalls:** Six months ago, this advisory board urged you to restore two officer positions cut by the previous council. We laid out why it was necessary and yet nothing was done. The positions remain unfilled, and it's clear the issue was never seriously considered. Today, GPD is down six officers, due to training, injuries, and other constraints leaving fewer resources, longer response times, and limited capacity for proactive policing. Every community call to have police respond to noise or speeding motorists or other quality of life issues can't be met due to staffing shortages, much less letting officers do walking or biking patrols to work on community relations.

The PBAB's position is that this budget is the bare minimum. We are not here asking for excess. We are asking for a department that is functional, modern, and equipped to meet the demands of this city. To build a more efficient, responsive, and community-focused department, we must grow, not shrink. That means investing in resources like mental health personnel, updated technology, and adequate staffing. We don't just support this budget, but we believe it should go further. If the City Council continues to cut year after year, the cost won't be measured in savings, but in slower response times, higher turnover, and reduced public trust. Geneva deserves more than the minimum. It's time to invest in the future.
Thank you.

Pat Schiller Offered a follow up to comment from last month's meeting, recalling a lady who thought that with HWS, Wegmans and all the churches in Geneva, there should be more donated food available. Ms. Schiller shared that five days a week a hot meal is served in the Methodist Church, directed by Catholic Charities. She also shared that the Boys and Girls club distributes food. Ms. Schiller closed by stating, "We know that, other people in Geneva don't. It's important to spread the word."

12. CITY MANAGER REPORT

Goal 1: Ensure Fiscal and Organizational Stewardship of City Resources

Highlights: Two Police Officer transfers in process · Sergeant promotion pending Civil Service results · Community Vitality Coordinator posting expected in October · \$85K PFAS settlement received for Water Department · Castle Street reconstruction community meeting

Our hiring efforts continue with two Police Officer lateral transfers under review, both of whom have accepted contingent offers pending background checks. Civil Service approval for the Community Vitality Coordinator position is expected in early October. Results from the Police Sergeant exam are still pending, which is likely to result in an internal promotion. This promotion would create a new officer vacancy we plan to fill this winter.

The City remains part of a national PFAS class action lawsuit against chemical manufacturers. To date, Geneva has received two settlement payments totaling \$85,000, which will be directed to the Water Department to support chemical treatment initiatives.

The Castle Street Reconstruction Project received three bids ranging from \$4M to \$5.2M. Following review, Villager Construction was awarded the contract as the lowest responsible bidder. A community meeting on this project is being held on October 2, 2025 at City Hall from 5:30 – 6:30pm.

Training and professional development remain a focus. Officers and detectives attended school safety, threat prevention, and death investigation trainings. The City Manager, Assistant City Manager, and Special Events Coordinator will attend the 2025 ICMA Conference this October. Costs are reduced through ICMA student and new ACM discounts, as well as grant funding for travel.

Dock replacement and Long Pier stabilization planning continues, with state partners currently reviewing proposals. Funding is anticipated through a combination of DRI allocations and a prior City bond match.

Finally, Chief Eveland will relocate outside the City within the next 90 days. In alignment with Council policy, the City Manager has approved this request as the new residence is within a reasonable commute.

Goal 2: Promote Economic Development within the City

Highlights: Dunkin' Donuts construction is progressing with a targeted 2025 opening, DRI streetscape closeout work has started, quarterly economic development meetings among BID/LDC/IDA/City partners are launching, the OEO development team continues community engagement with meetings on October 11 and 22, and the City is monitoring electricity capacity issues in coordination with NYSEG and state officials.

Work has resumed on the Dunkin' Donuts site, and construction is moving forward. While the official opening date has not yet been announced; it is currently targeted for 2025.

Closeout work on the DRI streetscape project has begun downtown. A detailed calendar of activities, including any expected traffic interruptions, will be shared as we are able.

The BID, LDC, IDA, and City will soon begin holding quarterly economic development meetings to ensure ongoing coordination among these partners and with Ontario County. The new BID Executive Director and LDC Chair will take the lead on organizing these meetings as part of the 2024 Economic Development Strategy.

The development team for the OEO site recently met with approximately 20 individuals to discuss project plans. The next opportunity to engage with staff supporting this work will be on October 11 from 8 a.m. to 12 p.m. at the final Farmer's Market of the year. Community members are encouraged to stop by and share feedback on this downtown housing project. A formal community meeting will also be held on October 22 at 6 p.m. at Bozzuto.

Electricity capacity remains a concern for new development. At the September IDA meeting, Ryan Davis from Ontario County Economic Development provided an update on the County's work with NYSEG to address insufficient infrastructure to support growth. The City has engaged with Senators Helming and Gillibrand's staff on these concerns. While projects currently working with NYSEG have been told power will be available, previous experience in Canandaigua shows that challenges can arise as projects near completion, potentially affecting supply and costs. Council will consider a resolution at the October meeting similar to the one recently passed by Canandaigua, urging NYSEG and the NY Public Services Commission to increase electric generation capacity in the County.

Goal 3: Increase and Sustain Intergovernmental Relations with City Partners

Highlights: The City will receive 100 additional composting caddies for income-qualified seniors, the first annual Chusid Symposium on Place brought ~100 attendees to Geneva, the County approved a Priority Services Agreement for municipal offices, the Mayor and County Supervisors met to discuss budgets and shared fire services with a follow-up in November, and the Municipal Health Insurance Consortium announced an 18% rate increase for 2026.

The City will receive 100 additional composting caddies from Ontario County for distribution to income-qualified seniors. In partnership with the Town, this program provides free curbside compost pickup for seniors throughout Geneva. A mailing with program details will be sent in the coming weeks.

The City Manager welcomed approximately 100 attendees to Geneva for the first annual [Chusid Symposium](#) on Place, hosted by the Christopherson Center. The event took place at the Dove Block, one of eight Central New

York sites recognized for its work in economic development, heritage, climate resiliency, and equity, celebrating place-making and community-building efforts.

The Board of Supervisors approved a Priority Services Agreement with certain municipalities in Ontario County. This cost-sharing agreement supports municipal offices located within the County and, while not mandated, is provided annually to participating municipalities with County buildings.

City leadership, including the Mayor, County Administrator, Deputy County Administrator, Supervisors Kennedy and Pruett, Assistant City Manager, and City Manager, held a quarterly meeting to discuss budget priorities and cost reduction strategies. The meeting also covered challenges facing the County's fire districts, including the recent dissolution of the Fisher's Fire Department, and lessons for shared services. The next meeting is scheduled for November.

The Municipal Health Insurance Consortium held its annual meeting to review the future of collaborative health insurance. The 2026 rate for the City's health insurance plans will increase 18%. The City offers Platinum and Silver plans to employees, with both plan offerings and employee contributions determined as negotiated benefits.

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

Highlights: The October Community Conversation will be held on October 10 at 8:30 a.m. at Monaco's with Director Venuti, providing residents an opportunity to ask questions and share feedback. The City Manager also joined Finger Lakes Morning Radio to discuss the City Budget. Videos highlighting the City of Geneva are now live. The next Community Conversation will take place on Thursday, October 10, at 8:30 a.m. at Monaco's, earlier than originally scheduled. These monthly conversations provide a dedicated forum for residents to engage directly with City leadership, ask questions about City operations, share feedback, and learn about ongoing projects and initiatives. Director Venuti will join the discussion to provide insights into current departmental priorities and upcoming initiatives. [Here is a link to share the invite.](#)

In addition, the City Manager participated in an interview with Paul on Finger Lakes Morning Radio to discuss the City Budget. The conversation covered the 2026 budget process, cost-saving measures, infrastructure projects, and key priorities for the year ahead. Residents can listen to the interview [here](#). These public-facing efforts are part of the City's ongoing commitment to transparency and community engagement.

In partnership with CGI Digital, the city is excited to share a new way to experience Geneva! Our City Video Tour highlights the people, places, and services that make our community a vibrant place to live, work, and visit.

From local businesses and recreation opportunities to public services and community life, this video series is your inside look at everything Geneva has to offer. Watch the videos here: <https://cityofgenevany.gov/>

Goal 5: Enhance the Quality of Life for City Residents

Highlights: Halloween Trick-or-Treating will be held on October 31 from 6–8 p.m., temporary political signs are regulated under the City's zoning code, staff are reviewing sidewalk repair policies and preparing long-term recommendations, property repairs and demolitions are underway at Madias and 175 Genesee Street, DPW is completing Downtown Revitalization, water/wastewater treatment plant upgrades, and miscellaneous maintenance, and Police Department statistics for August 2025 show continued public safety

The City will celebrate Halloween on Friday, October 31, from 6 to 8 p.m. with traditional Trick-or-Treating throughout Geneva.

Political signs fall under the City's temporary sign regulations. A temporary sign is defined as one not intended for use beyond 60 days and not permanently attached to a building, structure, or the ground. Temporary signs must:

- Conform to the standards of the applicable sign type.
- Not be displayed for more than 60 days in a 120-day period, with the possibility of two additional 60-day extensions upon written request to the CEO.

Code Enforcement Officials (CEOs), which include our four-member licensed team including the Building and Zoning Coordinator, oversee compliance with these regulations.

Staff continue to address both immediate concerns and process needs under the current sidewalk repair policy and moratorium. Recommended long-term policy changes are being prepared for Council consideration. A discussion on this topic is scheduled for the October Council meeting to clarify the moratorium and review different scenarios staff has begun evaluating.

Property Complaints

- Madias Property: Coordination with NYSEG for utility shut-offs is underway. Sessler Corporation has been selected as the contractor, and demolition will begin once utilities are disconnected.
- 175 Genesee Street: Contractors will begin repairs to stabilize this long-condemned property, with the goal of achieving a structurally sound and occupied building. Community members with questions or concerns are encouraged to reach out.

DPW Repairs and Improvements

- Downtown Revitalization Initiative: Work on milling and paving for 5&20 is expected to begin Monday, September 22
- Water and Wastewater Treatment Plants: Rebuilt high-lift pump #2 installed at the water treatment plant; motor replaced for high lift pump at the Wastewater Treatment Plant
- Miscellaneous Repairs/Maintenance: Staff repaired school zone warning lights at West North Street, replaced fuses at Lakefront light poles, installed loitering signs at the bus station, completed shade structure installations, and performed additional maintenance tasks.

Police Department – August 2025 Statistics

- Calls for Service: 2,981 | Year-to-Date: 24,632
- Mental Health Calls: 15 | Year-to-Date: 133
- Domestic Incidents: 52 | Year-to-Date: 348
- Overdoses: 8 | Year-to-Date: 55
- Property Checks: 1,480 | Year-to-Date: 11,861
- Parking Tickets Issued: 144 | Year-to-Date: 1,168
- Traffic Tickets Issued: 112 | Year-to-Date: 1,122
- Motor Vehicle Accidents: 32 | Year-to-Date: 226
- Overtime Hours: 301.25 | Year-to-Date: 1,811.5

Upcoming City Meetings and Events

- ✓ October 7: City Council Special Meeting on Budget – 6pm
- ✓ October 9: Memorial Dedication for Frank Quartaro – 2pm
- ✓ October 10: Community Conversation with Director Venuti – 8:30am at Monaco's
- ✓ October 14: City Council Special Meeting on Budget – 6pm
- ✓ October 21: City Council Special Meeting on Budget – 6pm

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

Mayor Valentino presented the first reading of the following Ordinance:

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.

(g) Hardship or Infeasibility Review.

(1) A property owner who asserts that remediation of a violation under this Ordinance is not feasible shall, within fifteen (15) days of service of a Notice of Violation, submit to the Code Enforcement Officer a written request for relief. The request shall include the basis for the claim of infeasibility, together with any supporting documentation.

(2) The Code Enforcement Officer, in consultation with the City Engineer as necessary, shall review the request and determine whether remediation is feasible, partially feasible, or infeasible, and may impose alternative compliance measures.

(3) If the property owner is aggrieved by the determination of the Code Enforcement Officer, the property owner may, within fifteen (15) days of the determination, petition for a hearing before the Sewer Complaint Review Board, which shall conduct proceedings consistent with § 277-69 of this Code.

(4) Nothing in this subsection shall be construed to waive liability for costs, damages, or expenses incurred by the City as a result of the violation.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY (7-2 absent)

14. LOCAL LAW – Overriding the Property Tax Cap Limit

Comptroller Blowers presented the following local law:

WHEREAS, the State of New York has enacted General Municipal Law requiring that municipalities, with certain exceptions, caps the growth of the property tax levy; and

WHEREAS, the statutory formula for calculation of permitted property tax levy growth requires the City of Geneva to roll back property tax rates to stay within statutory caps; and

WHEREAS, the City Manager's 2026 proposed budget forecasts the need to exceed the statutory property tax levy cap.

NOW, THEREFORE BE IT ENACTED:

Section 1 - Legislative Intent

It is the intent of this resolution to override the limit on the amount of real property taxes that may be levied by the City of Geneva pursuant to General Municipal Law § 3-c, and to allow the City of Geneva to adopt a budget for the fiscal

year 2026 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law § 3-c.

Section 2 - Authority

This local law is adopted pursuant to subdivision 5 of General Municipal Law § 3-c, which expressly authorizes the City Council to override the tax cap by the adoption of a resolution approved by vote of sixty percent (60%) of the City Council.

Section 3 – Tax Levy Limit Override

The City Council of the City of Geneva; Ontario County is hereby authorized to adopt a budget for the fiscal year 2026 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law, §3-c.

Section 4 – Severability

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation, or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5 – Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY (7-2 absent)

15. LOCAL LAW – Amending the Charter Regarding City Manager Residency Requirements

Mayor Valentino presented the following Local Law:

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

Article I. General Provisions

Section 1. Authorization

The adoption of this local law is in accordance with Section 10 of the New York Municipal Home Rule Law.

Section 2. Legislative Finding and Purpose

The City Charter of the City of Geneva provides that the City Manager need not be a resident of the City at the time of appointment but shall become and remain so during his or her term of office. The City Council hereby finds that it is in the best interests of the City to loosen this residency requirement by establishing a preference that the City Manager be a City resident, but allow City Council, to waive such requirement.

Section 3. Validity and Severability.

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

Section 4. Inconsistency.

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

Section 5. Effective Date

This Local Law will take effect immediately upon filing with the New York Secretary of State.

Article II. Amendments to the City Charter of the City of Geneva

City Charter Section 4.1 shall be amended as follows: (*new language shown in italics, omitted language shown with strikethrough*).

The City Manager shall be appointed for an indefinite term by the City Council. City Manager shall be appointed solely on the basis of executive and administrative qualifications, education, training and experience in public administration. *It is the City Council's preference that the City Manager be a resident of the City, and may take residency into account in its appointment/re-appointment of the City Manager, but this preference may be waived by the City Council.* ~~The City Manager need not be a resident of the city at the time of appointment but shall become and remain so during his or her term of office.~~ No counselor or supervisor shall be appointed City Manager during the term for which elected or within two years after the expiration of his or her term.

Councilor Lavin wondered if there would be a mileage requirement. City Manager Hendrix responded that mileage is at the discretion of the City Manager, there is no distance requirement.

Councilor Petropulos shared that NYCOM said that waiving City Manager residency requirements is a trend, common practice around the state for recruitment and retention purposes.

**ACTION TAKEN by Mayor Valentino; seconded by Clr. Brennan
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY (7-2 absent)**

16. ORDINANCE – First Reading of an Amendment to Chapter 350-7.10 Fences, Hedges, and Walls

Superintendent Braman presented the following resolution:

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)

C.

D.

(1)

(2)

A.

(1)

(2)

(3)

(4)

To protect and promote the economic benefits of historic and architectural preservation to the City, its inhabitants and visitors;

(5)

To protect property values in the City;

(6)

To promote and encourage continued private ownership and stewardship of historic buildings within the City;

(7)

To identify as early as possible and resolve conflicts between the preservation of buildings and structures in the City and alternative land uses; and

(8)

To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

B.

Applicability. The regulations of this section shall hereby apply to all buildings, structures, and lots within the HO Districts. The HO Districts established under this chapter shall consist of the following historic districts and/or properties as listed on the State and National Registers of Historic Places, as recognized by local law or declaration, and as identified on the official City of Geneva Zoning Map.

(1)

South Main Street - Pulteney Park Historic District;

(2)

Genesee Park Historic District; and

(3)

The individual properties listed below.

(a)

Thomas Folger House - 105 Jay Street;

(b)

Ashcroft House - 112 Jay Street;

(c)

Douglas-Blackwell House - William Smith College Campus;

(d)

Van Brent-Foote (DeLancey) House - 46 DeLancey Drive;

(e)

Greek Revival House - 273 Washington Street;

(f)

Greek Revival House - 226 Washington Street;

(g)

Greek Revival House - 218 Washington Street;

(h)

Victorian Eclectic House - 210 Washington Street;

(i)

Federal Three-Bay House - 508 Washington Street;

(j)

Greek Revival House - 143 William Street;

(k)

Greek Revival House - 96 Pulteney Street;

(l)

Greek Revival House - 92 Pulteney Street;

(m)

Geneva Women's Club - 336 South Main Street;

(n)

Baldrige House - 196 Genesee Street;

(o)

Simpson House - 34 Elmwood Place;

(p)

Former Smith Nursery Office - 580 Castle Street;

(q)

Parrott Hall - 643 North Street;

(r)

Gothic House - 165 Washington Street;

(s)

The Smith Observatory - 618 Castle Street;

(t)

The Smith Opera House for the Performing Arts - 82 Seneca Street.

(u)

St Stephens Roman Catholic Complex, 48 Pulteney St, 17 Elmwood Ave, 90 Pulteney St

C.

Conflict of provisions. For the purposes of this chapter, the HO District shall be considered an overlay district, or district imposing additional regulation and/or review to those of the underlying zoning district(s). Where the regulations of the HO District are in conflict with that of the underlying district, the HO District regulations shall take precedence.

D.

Use, dimensional, and bulk regulations. The use, dimensional, and bulk regulations of the underlying zoning districts shall apply to all uses, buildings, and lots of the HO District as provided thereto.

E.

Certificate of appropriateness required.

(1)

A certificate of appropriateness shall be required for the construction or exterior alteration of any building, structure, or architectural feature in the HO District that is, in any respect, visible from a public street, park, or any other public or private space that is accessible to the public.

(2)

The CEO shall not issue a building permit until a certificate of appropriateness has been issued by the Commission where required by this chapter.

Councilor Grimaldi wondered if the church wanted this designation. Superintendent Braman explained that he is unsure who initiated the process. Councilor Gillotte then wondered if this designation could be a problem if they wanted to something else with the buildings if the church isn't a church anymore. Mayor Valentino asked Superintendent Braman what would happen if Council didn't pass the ordinance. Superintendent Braman explained that they've already been designated, and is unsure what the effect would be. City Attorney Hou was also unsure. Mayor Valentino asked Council to get feedback from the church itself.

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

MOVED THAT the first reading of this ordinance be approved

ACTION TAKEN by Mayor Valentino; seconded by Clr. Lavin

MOVED THAT this ordinance be tabled

MOTION CARRIED UNANIMOUSLY (7-2 absent)

18. RESOLUTION – Urging Improved Electric Infrastructure to Support Housing and Economic Development in the City of Geneva and Ontario County

City Manager Hendrix presented the following resolution:

WHEREAS, the City of Geneva is committed to promoting responsible housing growth and economic development to enhance the quality of life for its residents; and
WHEREAS, adequate electric infrastructure is critical to support both residential and commercial development within the City of Geneva and Ontario County; and
WHEREAS, recent development proposals on the cusp of construction have been halted due to a significant lack of adequate electric capacity; and
WHEREAS, the City of Geneva and Ontario County face increasing electric demand due to residential growth and New York State electrification mandates, while infrastructure investments have not kept pace, creating a risk to both housing and economic development; and
WHEREAS, the City recognizes the efforts of state officials, including Senator Helming and local advocates who have worked diligently to bring attention to the urgent need for improved electrical infrastructure;
NOW, THEREFORE, BE IT RESOLVED that the City of Geneva urges New York State Gas and Electric and the New York State Public Service Commission to prioritize investment in electric infrastructure in the City of Geneva and Ontario County and calls on state and regional leaders to recognize the critical connection between adequate electric infrastructure, housing growth, and economic opportunity;
BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to the Honorable Kathy Hochul, Governor of New York, Representative Claudia Tenney, Senator Charles Schumer, Senator Kristen Gillibrand, the New York State Public Service Commission, New York State Gas & Electric, Senator Pam Helming, Assemblyman Jeff Gallahan, and Jared Simpson, Chairman, Ontario County Board of Supervisors.

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

MOVED THAT this resolution be approved

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

MOTION CARRIED (6-1-2 absent)

19. RESOLUTION – Accepting the Submitted Plan for the Redevelopment of 595 South Exchange Street (Former OEO Site) by the Preferred Developer and Establishing a Public Hearing for the Sale of 595 South Exchange Street to the Preferred Developer

City Manager Hendrix presented the following resolution:

WHEREAS, the City of Geneva owns the property located at 595 South Exchange Street, also known as the OEO Site, parcel number 104.12-2-23.11 (the “Property”); and
WHEREAS, the Property is a vacant lot that is not utilized or needed for any public purpose, and therefore constitutes surplus real property of the City; and
WHEREAS, the City of Geneva issued a Request for Qualifications (RFQ) for redevelopment of the Property and received a response from Taylor the Builders, Pivotal, Greenleaf Builders, and Hunt E/A/S (hereafter “The Team”); and
WHEREAS, following review of qualifications and a presentation to City Council on February 25, 2025, the Property Acquisition and Disposition Committee recommended, and City Council confirmed, The Team as the Preferred Developer for the property; and
WHEREAS, upon further consultation with City representatives and upon consideration of the City’s goals for the Property, the Team has prepared and submitted a final Plan to City Council for the redevelopment of the Property (the “Plan”); and
WHEREAS, City Council is considering accepting the Plan as being consistent with the City’s goals for the Property, consistent with adopted local plans, facilitates the effective use of public resources, promotes economic development, supports local businesses, and helps attract, create, and sustain employment opportunities in Geneva; and
WHEREAS, pursuant to the City Charter and applicable law, a public hearing must be held prior to authorizing the sale of City-owned real property; and

WHEREAS, upon the City Council's acceptance of the Plan the Preferred Developer would still be required to obtain all necessary approvals for the Project from the Planning Board and/or Zoning Board of Appeals, and any other governmental review or approvals as would normally otherwise be required;

NOW, THEREFORE, BE IT RESOLVED, as follows:

That the Geneva City Council hereby sets a Public Hearing for **November 5, 2025, at 7:00 p.m. in the Geneva City Hall Council Chambers** for the purpose of receiving public comment on the Plan for the redevelopment of the Property, and for the proposed sale of the 595 South Exchange Street (OEO Site, parcel number 104.12-2-23.11) to the Preferred Developer or designated entity thereof; and

BE IT FURTHER RESOLVED, that the Geneva City Council determines that the proposed sale of the Property is classified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA), and that it is the more appropriate agency to ensure a coordinated review of this action and therefore intends to act as Lead Agency in connection with the sale of the Property and instructs the City Manager to sign and date the Short EAF Part I and to provide notice hereof to any potentially interested or involved agencies and to seek comments on the potential environmental impacts of the sale; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to publish notice of said Public Hearing in accordance with all applicable legal requirements.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY (7-2 absent)

20. ETHICS BOARD FINDINGS

Mayor Valentino read the following two Ethics Board Letters into the record:

RESOLUTION CITIZEN VS. WHITFIELD 62625

This is the resolution of a complaint lodged with the City of Geneva Board of Ethics on 4/17/25 and is hereby resolved.

ALLEGATIONS: A citizen filed a complaint against City Council Member Ahmad Whitfield, for allegedly violating Tenets 1, 3, 4, 5, 11, and 16, of the City of Geneva Code of Ethics, when, during the 4/2/25 City Council Meeting, City Council Member Whitfield allegedly engaged in conduct which violated Tenet 1 – Act in the Public Interest, Tenet 3 – Conduct of Public Officials, Tenet 4 – Respect for Process, Tenet 5 – Conduct of Public Meetings, Tenet 11 – Use of Public Resources, and Tenet 16 – Positive Workplace Environment.

EVIDENCE: 4/2/25 City Council meeting video recording on Youtube.

TENETS ALLEGEDLY VIOLATED: Tenet 1, 3, 4, 5, 11, 16.

FINDINGS: Upon review of the 4/2/25 City Council meeting video recording, the Board of Ethics makes the following findings:

1. That Ahmad Whitfield is a member of Geneva City Council (Term Expiring 12/31/25), and is thus a Public Official for purposes of an ethical complaint.
2. In sum and substance, City Council Member Whitfield made the following comments to a constituent during the 4/2/25 City Council meeting,

"I want to address you, Mr. Gramling... Now, for me... I am the type of person that does not care what anyone feels about me. And you know me from growing up. If I did not come for you, you should not come for me.

At the end of the day, where were you? Where was your voice when you were on council the whole entire time? This energy that you have today... You should have had the whole time you were on council. And now... now no one has ever heard of you. No one has ever heard of you.

At the end of the day, you should have that same energy on council because there was a time that you and I, you and I, where I was supposed to come and speak and we never had that conversation.

I'm not going make it personal but I will give you facts. Because there's places that you haven't been.

When you say "my constituents", my constituents are the people. The minorities of Geneva. The voices that I

... speak for on a daily basis. Not just in one month, not just in one week, but on a daily basis. No one knows you in the community to speak up for them. This is the first time that anyone has heard about you, even knowing that you're a city councilor. My constituents are those people that, on a daily basis, deal with this situation... people that live on Genesee St, Courtyard Apartments, the list can go on and on. On a daily basis we deal with the people who's living and sleeping on grounds. And if you want to shake your head, your son is one of the constituents, one of my constituents, that I have to deal with where, when he was on the streets. When he was... and as I'm saying, when you say consti- (Mayor Valentino interrupts and asks Councilor Whitfield to stick to the issue). I am. I am sticking to the issue. I am sticking to the issue. One of my constituents, main constituents, was your son, who needed help. And guess who was there? Me. So when you come for me, learn. Learn the fact and point of one thing that they're... not just your street. Not just Jackson Street. But there's other people. Just like Courtyard is on the outskirts of Geneva... Just like Woodlands is on the outskirts of Geneva... Genesis Way, who's in the town of Geneva... All these people, that's modern-day gentrification. But you don't get up there and speak about that. You want to just talk about Jackson Street. Cause you didn't have this energy when you were on Cherry Street. You never had that type of energy. So never come for me.

You can shake your head all you want, but you know who I am and how I am. But remember, there's more people out there that's poverized. People that are going through daily things, just like these people who are panhandling. And then you send councilor Petropoulos to send a message for you instead of you coming to send a message yourself. We will shoot the messenger. (Mayor Valentino interjects "Can we take that offline please?")

So, at the end of the day, like I said, it's, it's basically more people that's poverized than just Jackson Street. (Mayor Valentino interjects again "It sounds like there's an opportunity to have a discussion. Ok, before I move on to round two...")

(Councilor Whitfield appears to continue speaking directly to Gramling in the audience while Mayor Valentino keeps speaking). Stay after. If that's what you do. You're running your mouth...stay after...you can shake your head all you want... keep that same energy... (Mayor Valentino keeps speaking).

3. "Tenet 5: Conduct of Public Meetings – Public Officials shall prepare themselves for public issues, listen courteously and attentively to all public discussions before the body, and focus on the business at hand. They shall refrain from interrupting speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings."
4. City Council Member Whitfield, by speaking to a constituent about, amongst other things, his son, and his son's lack of housing, his time as a former city council member, the street where he used to live, were personal comments not germane to the business of the body, and did not focus on the business at hand, in violation of Tenet 5. City Council Member Whitfield, by continuing to speak directly to the constituent after the Mayor asked to move on to other business and had in fact moved on to other business, interrupted speakers and interfered with the orderly conduct of meetings, in violation of Tenet 5.

RESOLUTION: The Board of Ethics decided that Tenet 5 of the City of Geneva Code of Ethics was violated by City Council Member Whitfield, by unanimous vote.

RECOMMENDATIONS: None.

The Geneva City Charter outlines the role of the Planning Board in Article XIII Sec. 13.4 (pg 63/86).

Every resolution, ordinance or local law relating to or affecting the City Comprehensive Plan or the official map, or the establishment or change in the boundaries of or regulations governing any zoning district and such other matters as this Charter or the City Council by ordinance or local law shall require, shall be referred to the Planning Board for its recommendation.

These resolutions and changes in boundaries are often commercial in nature. At the heart of our complaint (received Friday, August 9) involves one of the nine board members, David D'Amico.

According to the minutes of a November 20, 2023 Planning Board meeting, D'Amico both seconded, discussed, and voted for approving a site plan for 399 William Street (Geneva YMCA) additions and improvements (pg 2/3). The heart

of the complaint claims D'Amico, as a board member, should have recused himself from any discussion, motion, or vote due to "commercial interest in the project."

D'Amico is a local heating and plumbing contractor operating within the City of Geneva contracted with Massa Construction on this site work, Massa confirmed, and was preselected as one subcontractor on this project. Signs advertising his contractor services have also been placed and been made visible on streets adjacent to the YMCA site. We find board member D'Amico in violation of three of the following tenants in the City of Geneva Code of Ethics: 1, 3, and 8, most glaringly a violation involving a conflict of interest between his business and public official duties.

Mayor Valentino also read the following Observance submitted to the Board of Ethics:

During a special meeting during Lakeview Health Services, it was seen a group of City Council members laughing and doing their own thing during the presentation and also City Council Ward 5 laughing, smirking, chuckling at the presenter while he was talking. Where is the professionalism, if they represent taxpayers, they need to show professionalism at all times. And during the March 5th City Council meeting, Councilmember Chris Lavin was slouching in his chair during the meeting.

21. **RESOLUTION** – To Accept the Submitted Plan for the Redevelopment of 595 South Exchange Street (Former OEO Site) by the Preferred Developer and Establishing Public Hearing for the Sale of 595 South Exchange Street to the Preferred Developer

City Manager Hendrix presented the following resolution:

WHEREAS, the City of Geneva owns the property located at 595 South Exchange Street, also known as the OEO Site, parcel number 104.12-2-23.11 (the "Property"); and

WHEREAS, the Property is a vacant lot that is not utilized or needed for any public purpose, and therefore constitutes surplus real property of the City; and

WHEREAS, the City of Geneva issued a Request for Qualifications (RFQ) for redevelopment of the Property and received a response from Taylor the Builders, Pivotal, Greenleaf Builders, and Hunt E/A/S (hereafter "The Team"); and

WHEREAS, following review of qualifications and a presentation to City Council on February 25, 2025, the Property Acquisition and Disposition Committee recommended, and City Council confirmed, The Team as the Preferred Developer for the property; and

WHEREAS, upon further consultation with City representatives and upon consideration of the City's goals for the Property, the Team has prepared and submitted a final Plan to City Council for the redevelopment of the Property (the "Plan"); and

WHEREAS, City Council is considering accepting the Plan as being consistent with the City's goals for the Property, consistent with adopted local plans, facilitates the effective use of public resources, promotes economic development, supports local businesses, and helps attract, create, and sustain employment opportunities in Geneva; and

WHEREAS, pursuant to the City Charter and applicable law, a public hearing must be held prior to authorizing the sale of City-owned real property; and

WHEREAS, upon the City Council's acceptance of the Plan the Preferred Developer would still be required to obtain all necessary approvals for the Project from the Planning Board and/or Zoning Board of Appeals, and any other governmental review or approvals as would normally otherwise be required;

NOW, THEREFORE, BE IT RESOLVED, as follows:

That the Geneva City Council hereby sets a Public Hearing for **November 5, 2025, at 7:00 p.m. in the Geneva City Hall Council Chambers** for the purpose of receiving public comment on the Plan for the redevelopment of the

Property, and for the proposed sale of the 595 South Exchange Street (OEO Site, parcel number 104.12-2-23.11) to the Preferred Developer or designated entity thereof; and

BE IT FURTHER RESOLVED, that the Geneva City Council determines that the proposed sale of the Property is classified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA), and that it is the more appropriate agency to ensure a coordinated review of this action and therefore intends to act as Lead Agency in connection with the sale of the Property and instructs the City Manager to sign and date the Short EAF Part I and to provide notice hereof to any potentially interested or involved agencies and to seek comments on the potential environmental impacts of the sale; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to publish notice of said Public Hearing in accordance with all applicable legal requirements.

ACTION TAKEN by Clr. Gillotte; seconded by Clr. Petropoulos
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY (7-2 absent)

22. MAYOR AND COUNCIL REPORTS

Councilor Whitfield had no report this month.

Councilor Petropoulos hosted a Town Hall last weekend, with the City Manager and Assistant City Manager in attendance. He shared that the Unity Center will move into the former Clark Vision Center building on North Street, functioning as a community space. He encouraged attendance at the OEO public meeting on October 22, 6pm at Bozzuto center, calling their last presentation very informative. Drumstock was a success, with attendance doubled from last year. He also invited residents to the next Community Conversations at Monaco's on October 10 at 830am, featuring DPW Director Venuti. There is a BID cleanup scheduled for October 11 at the Lakefront, and a possible Veterans Day Lakefront ceremony at Veterans Talking bench. Councilor Petropoulos also noted a lot of new businesses in Ward 5, sharing that Fully Loaded is great. CJ's Sandwich Emporium, and Woodfired Pizza will be opening soon.

Councilor Gillotte complimented the Police Budget Advisory Board for doing a great job, explaining that they're attentive, do their research, are in tune to mental health for officers and call responses. BID updates include a weeding event last Saturday at the Lakefront, with their next volunteer event on October 11. HWS is partnering with BID to offer welcome bags for family and alumni weekend. Geneva Beer week is back, featuring a Beer Week passport, beer crawl, tastings, educational events and a Fall Festival at 41 Lakefront on November 1. Hanging baskets coming down soon, and autumn plantings will be coming in.

Councilor Grimaldi couldn't attend last month's Geneva Housing Authority meeting. He has received some calls about the event site on Lochland Road, noting that the City needs to look at getting it cleaned up.

Councilor Lavin shared his ongoing Sunday morning walk picking up garbage and cans was light this week. He asked for education on exactly what the obligation of garbage trucks coming through the city are for cleanliness and odor, stating that trucks are a pain, there are too many, and they are even more dangerous with the newly resurfaced road, as they go faster. He suggested stopping trucks coming into the city to look at their maintenance logs, in hopes that if the City does that more on Route 14 word will get around, and trucks will avoid that route.

Councilor Brennan shared that Mr. Martino wrote a letter to editor about J Brakes, and would like Council to review this again, he believes there are some things council might be able to do about the situation. He also shared that he resigned as liaison for Historic Geneva, their meetings conflict with council meetings. Councilor read a letter that Tom Burrall wrote to HWS:

"I noticed the blaze of red flags in the ground on South Main St. when I returned to town Tuesday!

This is absolutely fantastic.

I have copied in John Brennan and Chris Lavin, our City Council At Large rep and 1st Ward councilor respectively, to include in their reports for Wednesday's council meeting.

It is critically important that our S Main Street gateway to Geneva be tree lined and well maintained. HWS is the City's key partner in all of this and your grounds operation continues to be top self in attending to this mission.

The trees the city is planting is funded in part through the fully volunteer efforts of the Shade Tree Committee.

Firewood sales have generated nearly \$A20,000 in funding since 2021 for trees for our City. The more firewood we sell, the more trees we purchase, grow and donate to residents for planting on their property and in the City's right of way.

We encourage you to spread the word to those who heat with wood, need more wood or have a burn pit to call us for fire wood. The fire wood phone is 315.789.2537.

We are once again grateful beyond words for the HWS partnership with our mission."

Councilor Brennan agrees that the Lakes Edge project is unsightly, and needs improvement.

Councilor Lavin issued a plea of guilty to slouching for health and back reasons, and couldn't disagree more with the Board of Ethics Report related to Councilor Whitfield, and stands by him for restraint during that meeting.

Mayor Valentino thanked the City Manager, Comptroller, Staff, and Council for their budget season work, noting that he is looking forward to finalizing the budget. He also thanked Supervisors Kennedy and Pruitt for attending the County City meeting between himself, the City Manager, Assistant City Manager, County Administrator DeBolt and Deputy County Administrator Bubb. He lamented the Office of Cannabis Management, which is a disaster, explaining that a lot of tax collections are going on, and the city gets 3% of that, but the OCM is struggling to disperse those funds. The County is looking at how to capture the loss of sales in hemp licensed businesses selling cannabis as well. Mayor Valentino reviewed the Fischer Fire District dissolution, noting that Victor had to reach out to 3 or 4 nearby fire districts for an 18 month stop gap plan for coverage. He called this is a very ineffective way of providing fire protection, and is looking forward to lessons learned. He invited residents to the Pumpkin Roll on October 18 on Brook Street. In closing he asks that everyone who can vote should on November 4.

23. ADJOURNMENT

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

MOVED THAT the meeting be adjourned at 9:00pm

MOTION CARRIED UNANIMOUSLY (7-2 absent)

Nicole Tillotson

City Clerk

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

OCTOBER 7, 2025 – 6:00 PM
City Hall – 2nd Floor Council Chambers
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. EXECUTIVE SESSION

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

MOVED THAT council move to executive session at 5:34 to discuss the employment of a particular person

MOTION CARRIED UNANIMOUSLY (5-4 absent)

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

MOVED THAT council exit executive session at 5:46pm

MOTION CARRIED UNANIMOUSLY (6-3 absent)

2. ROLL CALL

Present: Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi (arrived at 6:00), Clr. Pealer, Clr. Lavin (arrived at 5:45),
Clr. Brennan,

Absent: Clr. Whitfield, Clr. Moracco

3. AMENDMENT TO THE AGENDA

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT the agenda be amended to add a resolution rescinding the authorization of the sale of parcel number 104.8-1-34 to Home Leasing

MOTION CARRIED UNANIMOUSLY (7-2 absent)

4. RESOLUTION – Rescinding Resolution Authorizing Sale of Parcel Number 104.8-1-34 to Home Leasing

City Manager Hendrix presented the following resolution:

WHEREAS, the City of Geneva previously adopted a resolution authorizing the sale of Parcel Number 104.8-1-34 to Home Leasing, following review by the Property Acquisition and Disposition Committee and a public hearing; and

WHEREAS, the terms of the proposed sale included a purchase price of \$70,000, a non-refundable \$2,500 deposit, and a due-diligence period of up to three years with additional non-refundable deposits; and

WHEREAS, Home Leasing has informed the City that they will not proceed with the Jackson Street site, citing challenges in the current development environment, including impacts from federal policies on tax credit pricing and investor interest, concerns regarding density and local funding for project feasibility, and uncertainty following recent hearings for other local projects; and

WHEREAS, Home Leasing has expressed their appreciation for the City's support and encouragement of development in Geneva and suggested that the site remains a consideration for future Downtown Revitalization Initiative (DRI) applications; and

WHEREAS, the City Council has determined that proceeding with the sale under the previously authorized terms is no longer in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Geneva hereby rescinds the prior resolution authorizing the sale of Parcel Number 104.8-1-34 to Home Leasing; and

BE IT FURTHER RESOLVED, that the City Manager is directed to take any necessary administrative actions to formally terminate negotiations or contracts related to this proposed sale and to report back to City Council regarding any implications for the City's property portfolio, grant programs, or future disposition of this parcel.

Councilor Pealer wondered if the City has heard a reason for the sale being rescinded. City Manager Hendrix explained that funding at the federal and state level and site challenges were driving forces in Home Leasing's decision, and noted that they remain committed to working with the City in the future. Councilor Lavin called this a terrible loss for the City, and a major step backwards with the City's housing problems. Councilor Petropoulos recalled Home Leasing sharing at a recent community meeting that they'd come up with alternative designs, and said he wasn't surprised given that the project needed 10-20 variances. City Manager Hendrix clarified that the project didn't go to Planning or Zoning Boards, and never asked for any variances.

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

MOVED THAT this resolution be approved

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

 Nay - Clr. Lavin

MOTION CARRIED (6-1-2 absent)

5. PRESENTATION – 2026 Budget

City Manager Hendrix provided a revenue overview. She explained that property taxes are the main revenues for the City, funding all of general services including Police, DPW, and Administration. She explained that sales tax is volatile, due to economic activity. She then reviewed other funding streams including State Aid including AIM funding, CHIPS funding, and state grants; user fees and charges in water and sewer funds, recreation fees, PILOTS, federal grants, fines, interest and miscellaneous income. City Manager Hendrix also explained the process to increase or change occupancy taxes related to short term rentals, which is a local decision, followed by state legislation.

Comptroller Blowers reviewed employee benefits, noting a pretty substantial increase from 2025 to 2026, which is consistent with other municipalities and private businesses alike. He explained that being part of the Consortium is keeping increases lower than going it alone, and reviewed the percentage of healthcare costs overall. Councilor Pealer asked for a chart demonstrating those percentages. Councilor Brennan wondered what the percentage of increases are between 2025 and 2026.

City Manager Hendrix reviewed cost containment measures for 2026. She explained that some costs, like retirement are beyond the City's control, and that bargaining unit contracts commit the City to a certain percentage of healthcare costs. She reiterated that the Consortium provided an increase that is lower than anticipated by increasing premium costs for certain plans, changes in preventative care versus emergency care costs, driving people to seek preventative care, and avoiding catastrophic claims; savings have been realized from changing prescription plans as well. City Manager Hendrix explained that all of these costs are factored into contract negotiations, taking into account what the City anticipates those costs to be. Mayor Valentino shared that this information can be found on Budget Book page 17. Councilor Gillotte wondered if the Consortium is forecasting for 2027. City Manager Hendrix confirmed that they are, noting that these healthcare increases are something that wasn't seen pre pandemic, and that projections remain high now three to five years out.

Comptroller Blowers reviewed the pressure created by maintaining staffing levels, especially if revenues don't meet projections. He explained that the first thing the City would do in the event of a revenue shortfall is look at deferring larger purchases, not reductions in staffing. If deeper adjustments are required, the city would prioritize deferring hiring, modify schedules to reduce overtime, and prioritize essential services.

City Manager Hendrix noted the attorney line increase in the 2026 budget for retainers with two law firms. Year to date spending as of September 1, 2025 has been \$247,500, explaining that she is anticipating litigation increases for 2026. Councilor Pealer requested an executive session on some of that material.

Comptroller Blowers reviewed grants, noting that a presentation will be scheduled for an upcoming council meeting.

He explained that Geneva has been awarded \$2 million in grant funding this year, for housing, economic development, and infrastructure. Matching requirements differ by program, some are a 100% match, it differs depending on the grant. A key opportunity in 2026 will be to establish alignment in the capital plan with grant opportunities. Councilor Lavin noted that the CDBG is treated like a regular grant, but it's different, and has a range of possible uses. He noted that it was thrown at the fire truck recently, but would like to see this grant applied for with specific uses. City Manager Hendrix explained that the City was advised by the State to use this funding for one large purchase, the fire truck, rather than several smaller purchases, noting that he would have rather reduced taxes by using that funding for something else. City Manager Hendrix explained the process, and alignment with the Comprehensive Plan for grant applications. Mayor Valentino explained that the CDBG and BEST grant programs won't necessarily reduce taxes, but getting grant funding for a fire truck does impact the tax rate.

City Manager Hendrix then reviewed consulting service lines, noting that baseline budgeting isn't happening. In some cases, the city may use the same consultants year over year, as projects progress. Councilor Gillotte asked for a clear definition of "consultant." City Manager Hendrix explained that the term is outside contractor in City language, the question was called consultant. She explained that the City utilizes outside contractors for specialized services like engineering, and electrician, among other things.

Chief Eveland reviewed cost savings if the city eliminated the police spots held by suspended officers. Chief Eveland explained that the Police Department currently has 36.5 FTE's. He also explained that if any positions were eliminated, overtime would increase. Councilor Pealer wondered if removing positions of officers on leave was allowable. Chief Eveland confirmed that you cannot, City Manager explained that this was just a response to a question from a council member. Councilor Lavin noted that his question isn't about the police departments performance, he's looking at difficult decisions, as he believes the city won't be able to pay employees in a few years and keep up the level of service provided now. Chief Eveland reviewed challenges in focusing attention on smaller infractions when officers are moving from call to call during their shifts.

Chief Eveland reviewed the Police Department's annual calls for service, noting a dip in 2021, because there was less proactive enforcement. In 2023 there were 35,203 calls for service, and in 2024 37,083, based on year to date numbers, Chief Eveland is projecting 35-40,000 calls for service by the end of this year. He explained that making an arrest is a lot different now than it was years ago; officers are off the road two or more hours. Councilor Pealer wondered what the impact is of bail reform? Chief Eveland explained that he doesn't have those numbers, and will get them from the state. He also shared that the Police Department's annual report breaks down the types and number of calls for service. Councilor Lavin wondered if violent crime is trending down. Chief Eveland believes that it remains flat. Councilor Grimaldi wondered how many officers and supervisors work each day. During the day the Chief, two Lieutenants, one Sergeant, and a minimum of 2-3 Officers are on duty, depending on time of day, Chief Eveland would like to see the daytime Officer number at 3-4. Councilor Petropoulos wondered what the requested part time Officer's duties might entail. Chief Eveland explained that civil paperwork post arrest is prepared timely, and correct, the part time employee would do this, function as a liaison between the Police Department, City Court and DA's Office, explaining that it would free up an Officer on the road. Councilor Pealer noted that previous Council abolished two positions, and wondered if Council is the only way to bring back those positions. City Manager Hendrix explained that those positions would have to be funded in the budget, then be brought back, noting that two positions were unfunded, and two were abolished. Chief Eveland explained that the Police Department hasn't had a Youth Officer for the past five years, serving the Family Services Unit, or a Narcotics Officer. Currently there is just one detective working in the Narcotics Unit. Councilor Pealer said that he would entertain putting both back in the budget. Councilor Lavin noted that there is still an investigation, and it's hard to support what the Police Department is doing.

without more information. Chief Eveland explained that he could explain a little bit more in executive session, noting that what happened wasn't preventable by him. He also noted, as a testament to the Geneva Police Department that the City is getting lateral transfer applications despite the "black eye" described by Councilor Lavin.

Chief Eveland reviewed Police vehicle conditions. He explained that he wanted to request four replacement vehicles in the 2026 budget, and that the City Manager forwarded two marked patrol vehicles and one unmarked car in the budget. Chief Eveland explained the move to Dodge vehicles, noting that there have been a lot of maintenance issues with them. He'd like to get those out while the City can get a higher return on them. Councilor Pealer wondered if the City will move away from Chryslers. Chief Eveland explained that it takes about 10 months to get vehicles upfitted and marked. Chief Eveland also noted that Dodge Chargers at 60-80,000 miles are having mechanical issues, as well as the Durango's. He noted that with the move to 12 hour shifts the vehicles are on for 24 hours, there isn't a rotation anymore for them, with 15-18,000 miles going on cars monthly, and lots of wear and tear. Councilor Pealer recalled the delay of the purchase of a new vehicle. He wondered what options there are aside from Dodge. Chief Eveland explained that a lot of agencies are going to Tahoe's, which handle well and have a lot of space, however they are a little big for the City of Geneva. Explorers perform well, and have enough storage for the officers as well. City Manager explained that a marked vehicle is budgeted at \$65,000 all in, and explained the procurement process.

Chief Eveland responded to e bike concerns. He explained that these issues won't go away, rather, they are becoming more accessible, and a cheaper transpiration option. He believes that education and enforcement are the best options. Councilor Brennan wondered if the City could create ordinances to assist the Police Department in dealing with e bikes. Chief Eveland said that council could further regulate their use, but he'd need people to enforce it, and he doesn't know if it would bring more compliance. Councilor Brennan asked Chief Eveland to bring any help he may need to council. Councilor Pealer supports Councilor Brennan's comments, and would like to see e bikes licensed, like mopeds. Councilor Pealer wondered if the vehicle replacement schedule is on track, after pulling a replacement last year. City Manager Hendrix explained that the Police Department mostly on schedule.

Assistant City Manager Youngs explained that there isn't one line item for all City events. She is exploring an events ordinance, looking at coordinating, permitting, funding, and accounting for all of those expenses, and recovering them as the City puts events on. She hopes to create a more proactive approach to events, bigger, better, well supported, and accounting for event costs. She explained that economic development remains stagnant, day to day efforts focus on grant administration and the Farmer's Market. She pointed out that in the 2026 budget the City is looking to revamp the Comprehensive Plan, to ground grant applications, align with new zoning laws, and economic development, among other things. Councilor Pealer wondered about .5 FTE staff, shared between departments?

Assistant City Manager Youngs explained the Community Vitality Coordinator, who will work part in Recreation, and part time in Economic Development. Councilor Pealer wondered about downtown businesses, who affirm that downtown events are important to their businesses, as he sees Geneva becoming a pocket event community. He recalled a mobile event trailer in the Town of Webb, wondering if that's an investment to look into or look for grant funding for. City Manager Hendrix explained that the City has some of that equipment, and provides it to events. She wondered what Council wants to give to events, and what the return on investment might be. She stressed that all events are treated the same, with consistent practice. Councilor Pealer would like to see more event spaces used in the City. Councilor Lavin wondered if there is PILOT money coming in from the Legin property. Comptroller Blowers explained that they're not paying the PILOT at this time, explaining that there is a taxable parcel that they are paying property taxes on. City Manager Hendrix explained that part of the parcel wasn't eligible for PILOT, thus part of the parcel is taxed. She explained that the IDA holds the PILOT, and they will move forward. Councilor Petropoulos wondered if Iron Man and the Floating Circus are City events, or does the City rent out the lake front. City Manager Hendrix explained that there are very few City sponsored events; they include the Mayor's Tree Lighting, and the Memorial Day Parade. The BID is part of any downtown events, and they are part of the planning and recap as well. City Manager Hendrix explained that there are events that have asked for the City to pay them to be there, but the City doesn't have a fund for that.

ACTION TAKEN by Mayor Valentino; seconded by Ctr. Petropoulos

MOVED TO amend the 2026 General Fund Budget by \$78,500 to allocate one-time funding from the general fund reserve fund to the Fire Dept for two SCBA breathing replacements, \$22,500, one SCBA washer \$30,000 & five sets of protective gear, \$26,000

ROLL CALL VOTE: Aye - Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer, Mayor Valentino

 Nay - Clr. Lavin, Clr. Brennan

MOTION CARRIED (5-2-2 absent)

Councilor Petropoulos suggested amending the 2026 budget, adding \$75,000 from the tax levy to hire a part time Police Officer, to free up administrative work, getting full time officers out on the road. Councilor Grimaldi wondered what can be cut to make up the money. Councilor Pealer recalled previous budgets, calling last year's extreme justice by keeping the budget to an average, sharing his opinion that the City is underspending this year, fearing that will trigger a bigger increase next year. He explained that Labor is expensive, the City needs to fund equipment, and that the City can afford this \$75,000. He went on to explain that next time there is a corrective reassessment, Council can continue to control the tax rate. Councilor Pealer sees an opportunity to be mathematically intelligent with the 2026 Budget. Councilor Lavin lamented rate vs. levy, in this case, the cost of living vs. our rate of spending, noting that last year Council ran 2.5% above the cost of living, calling this a leading tax burden in NYS. Councilor Gillotte noted that school and county taxes go up, to keep up. He explained that the City isn't looking at luxury, rather talking about safety and security.

ACTION TAKEN by Councilor Petropoulos; seconded by Clr. Pealer

MOVED TO amend the 2026 General Fund Budget and allocate on- going funding of \$75,000 from tax levy to the police department to support the hiring of a .5 FTE police officer, with the addition of \$75,000 from tax levy to general fund

ROLL CALL VOTE: Aye - Clr. Petropoulos, Clr. Gillotte, Clr. Pealer, Mayor Valentino

 Nay - Clr. Grimaldi, Clr. Lavin, Clr. Brennan

MOTION CARRIED (4-3-2 absent)

Mayor Valentino introduced a motion to amend the 2026 General Fund Budget by \$130,000 to allocate one-time funding from the general fund reserve fund to the Department of Public Works for \$65,000 for one F150 truck and to the Recreation Department for \$65,000 for one Recreation Truck.

City Manager Hendrix explained that the General Fund will still sit at 18.15% after this motion, and explained that these vehicles were requested by departments but not added into the City Manager's budget.

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED TO amend the 2026 General Fund Budget by \$130,000 to allocate one-time funding from the general fund reserve fund to the Department of Public Works for \$65,000 for one F150 truck and to the Recreation Department for \$65,000 for one Recreation Truck

ROLL CALL VOTE: Aye - Clr. Petropoulos, Clr. Gillotte, Clr. Pealer, Mayor Valentino

 Nay - Clr. Grimaldi, Clr. Lavin, Clr. Brennan

MOTION CARRIED (4-3-2 absent)

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED TO amend the General Fund Budget by \$100,000 to allocate one-time funding from the general fund reserve fund to the equipment reserve fund, as well as amend the Water Fund Budget by \$50,000 to allocate one-time funding from the water reserve fund to the water equipment reserve fund, and, amend the Sewer Fund Budget by

ROLL CALL VOTE:

Aye -	Clr. Petropoulos, Clr. Gillotte, Clr. Pealer, Clr. Grimaldi, Clr. Brennan, Mayor Valentino
Nay -	Clr. Lavin

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

ROLL CALL VOTE:

Aye -	Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer, Mayor Valentino
Nay -	Clr. Lavin, Clr. Brennan

MOVED THAT the meeting be adjourned at 8:11pm

MOTION CARRIED UNANIMOUSLY (7-2 absent)

Nicole Tillotson
City Clerk

DRAFT

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

OCTOBER 14, 2025 – 6:00 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 6:01), Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer,
Clr. Lavin, Clr. Brennan

Absent:

2. DISCUSSION – 2026 Budget

Mayor Valentino thanked City Manager and staff for all the effort they put into the budget, which he sees as fairly conservative. He explained the green sheet, showing the 2025 reductions, recalling some failures that occurred and had to be funded mid-year, as well as 2026 budget requests that weren't included in the City Manager's final budget presented to Council. He explained that he put forward his thoughts on how he wanted to impact the 2026 budget early in the budgeting process, recalling changes brought forward last week by Councilor Petropoulos and himself. He encouraged Councilors to make motions to add or remove items, with their explanations. Mayor Valentino addressed comments and information Councilor Grimaldi created. City Manager Hendrix explained staff efforts to provide feedback and considerations to Councilor Grimaldi's budget comments, which were provided to Council. Councilor Grimaldi explained City information related to population loss and resident income figures. Mayor Valentino noted that Councilor Grimaldi's information included a statement that the City provides water and sewer services at a reduced program cost, while Comptroller Blowers explained that the Town pays a higher rate. Mayor Valentino asked for examples of non-resident uses for City programs. Councilor Grimaldi explained that Town residents use recreation services and parks, stating that it's a fact that they do get services from the City. Councilor Pealer asked for clarity around Town water, wondering if their residents are metered, or if they pay a flat rate. Director Venuti explained Town sewer meterage, explaining that if they exceed a baseline volume their metered rate is increased, and that the Town has been under the baseline for several years. Councilor Lavin noted that the Town offsets charges to their residents with sales tax revenues, and are billed by assessed value, not use. He suggested that the Town uses a City asset to make it more advantageous to own a home in the Town rather than the City, noting that there are other places in the state where out of district water is charged at a higher rate. Mayor Valentino moved on to debt review, noting that 18% of every dollar spent in the City goes for debt service. Councilor Grimaldi explained how he calculated this figure, and shared projections of debt service for the next 15 and 30 years, beginning in 2027. He explained that he'd rather not have future tax payers pay for what the City does today.

Mayor Valentino then turned to the Capital Plan. Comptroller Blowers explained that any realized savings for suspending the Capital Plan in 2026 wouldn't be realized until 2027 if there was a one-year moratorium, while other debt payment would still exist. City Manager Hendrix explained why municipalities use debt, to be proactive with projects, rather than relying on the General Fund when things break and require emergency repairs or replacement. Mayor Valentino clarified with Councilor Grimaldi that he's only looking to borrow no money in 2026. City Manager Hendrix explained that the five-year forecast for the Capital Improvement Plan would be impacted if no bonding

occurs in 2026 to take on scheduled projects. Councilor Lavin explored reducing debt payments to pay for fire trucks, or other items, and suggested that Council could also come back next year to bond for projects. City Manager Hendrix explained that if Council rejects 2026 bonding, the Capital Improvement Plan goes in the budget cycle, and she would not recommend revising it mid-year due to the logistics of taking projects on. Councilor Pealer wondered how much of 2024's Capital Improvement Projects have not broken ground yet? He then reviewed several infrastructure projects, Director Venuti explained that several are in preliminary design and engineering phases. He shared that previous council decisions to not fund projects put the City considerably behind in getting projects out the door. For example, the Castle Street Reconstruction Project was slated for 2019, and is just getting started now, at a much higher cost. Discussion followed around the process of financing a capital project, and the phases of financing. Councilor Gillotte wondered how long before the City would have enough money to start paying for projects, if new debt was eliminated and the City saved to pay cash. Councilor Grimaldi explained that the City always needs the option to bond, if something happens that can't be put off and exceeds Fund Balance. Comptroller Blowers reviewed prices skyrocketing over the past several years, explaining that if the City waits until it has enough cash, it could be 10 or more years. The City would be faced with only reacting to emergent projects. Councilor Grimaldi shared that he would be agreeable to bond in those cases. He then suggested reducing bonding in 2026 and 2027 would yield enough savings to buy a firetruck with cash. City Manager Hendrix explained that a fund would have to be set up, for future specific uses. Director Venuti noted that if the City is going to build up a savings account, how quickly can \$14 million be saved up to cover one project. Discussion followed, with clarification made by the City Manager around using money from different funds to cover projects. Mayor Valentino explored costs of emergency repairs if regular projects are deferred. Councilor Pealer wondered if the proposed moratorium includes the ATAD project, Councilor Grimaldi explained that he's not looking to stop projects that are underway. Director Venuti reviewed the Clinton, Cherry and Elmwood Reconstruction projects, for total reconstruction of these streets. He explained the number of water main breaks on these streets, explaining that the entire sanitary sewer, storm sewer and water services are replaced, in addition to the streets. He explained that survey, base mapping and beginning design has occurred for these reconstruction projects, and reviewed post pandemic inflation, increased material and increased labor costs. Director Venuti explained the challenge of aging infrastructure. Councilor Lavin wondered what waiting one year would cost, Director Venuti estimated a 15% increase. Councilor Pealer noted that the city has lost over 400 residents in the past five years. He noted that there will be less people to share in the debt if the trend of population decline continues, and sees the value in talking about this and future thinking. Pulteney Street was reviewed next, and City Manager Hendrix reminded Council that these projects that will improve stormwater systems was a recommendation of the Storm Water Task Force.

Comptroller Blowers reviewed the Cellular Water Meter project, which is already under way. He explained significant failure, where the City can't get reads on meters. Reads can occur daily, rather than quarterly with cellular meters, making it easy for residents to identify leaks sooner. He explained that the City will lose out on potential revenue if it doesn't move forward, and Phase 1 is already under way, with multiple years of bonding having already occurred. Director Venuti explained that meters were replaced 10 years ago, and the batteries are failing. Discussion followed around meters, their transmitters, meter reading, life of units, and bonding for this project. Councilor Gillotte wondered if there is much revenue loss due to faulty meters now. Director Venuti estimates that there is about a 9% loss of water currently. Comptroller Blowers explained the challenges of reading meters that have failed. City Manager Hendrix then addressed Fire Apparatus replacement, noting that there is a high chance of grant funding for this purchase. She explained that bonding shows the State that the City is committed to the project, making a stronger application. Chief Parrotta explained that if the purchase was pushed off three years, replacement will be delayed for other apparatuses, with three more up for replacement over the next five years. Mayor Valentino stressed that if bonding will be paused for street reconstruction, communication with residents will be important, and reviewed Cellular Water Meter deferment and Fire Apparatus deferment. City Manager Hendrix explained that the budget would be changed to move \$600,000 to fund balance with delayed bonding. Councilor Lavin suggested exploring the savings the City would experience by carrying less debt, rather than just looking at the increased costs of delaying projects. Discussion followed. Mayor Valentino clarified that bonding isn't frivolous spending.

City Manager Hendrix reviewed a Rink Improvement, which would increase visits to the complex, and grow sports visits as well. She recalled holding off on rink projects in anticipation of the feasibility study, and the three options the study offered, noting that there is potential grant funding, community funding, and bonding. Councilor Petropoulos noted that the rink needs new refrigeration, it would not carry over to a new facility. City Manager Hendrix explained the vision of a Community Center in the BRIX application. If Council chooses debt elimination, it may put grant funding at risk for this project, as grants like to see funding plans, dollars allocated since most grants are reimbursement, and up-front engineering costs for the project. Councilor Pealer explained that showing secured funding strategically looks good when communicating the city is serious about the grant. He wondered why the City can't bond upfront for engineering and study, and hold off on the rest. City Manager Hendrix explained that municipalities have to show that they have funding to see a project through to fruition when applying for grant funding. Mayor Valentino explained the importance of grant funding, and state representatives pushing for grant ideas in our area, noting that the State would like to see Geneva apply for another DRI.

The Sewer Maintenance Program was reviewed next. City Manager Hendrix explained regular, routine lining and repairs this program funds. Director Venuti explained the ongoing maintenance program in more detail, noting that annual bonding isn't for routine work, rather a responsible financial tool allowing the City to maintain, upgrade and protect essential sewer infrastructure in a sustainable way. Councilor Grimaldi expressed concerns about bonding for normal maintenance. Councilor Pealer noted that some of the debt the City has, has created a situation where the City keeps rolling over and increasing, creating rolling debt. He explored increasing taxes for projects forecasted in the future, saving ahead to fund regular projects, rather than bonding for some of these projects. City Manager Hendrix shared that staff has explored adopting a debt strategy, noting that as a small City there are challenges. She explained that the City doesn't take on debt for items that are one-time purchases like vehicles. She suggested a direction to not add more debt than is coming off or a similar strategy, without eliminating services.

Director Venuti explored street resurfacing, noting that CHIPS funds for these projects does vary, and some of that funding may not continue. He explained that CHIPS projects must have a ten-year life. He reviewed what CHIPS funding can and can't be used for.

Councilor Grimaldi reviewed the Business Improvement District, and believes that the City should not pay into BID, per their charter. He explained that the special assessment is allocated to keep downtown nice, and raised concerns about the BID hiring people to weed at the Lakefront. City Manager Hendrix pointed out that the Lakefront has been incorporated into the Downtown area, and explained that DPW works closely with the BID, and shared examples of grant awards the BID has received to maintain and improve the lakefront. She reviewed the reduction in City funding to the BID in the 2025 budget for Economic Development Services, and wondered what staffing would look like if the City took some of these functions at the Lakefront back. Councilor Grimaldi raised concerns about the expansion of the BID. BID Executive Director Sydney Schumacher reviewed BID efforts at the Lakefront, which is part of the BID assessment district. She explained programming, wayfinding, and beautification grant applications, as well as City partnership with the Lakefront space. Councilor Grimaldi explained that the 41 Lakefront Hotel pays for beautification, City Manager Hendrix reviewed the arrangement that is in place for beautification through the BID.

Discussion followed around the benefits of personnel costs by contracting with the BID and avoiding prevailing wage rates, noting that the relationship with the BID is going smoothly. Discussion followed. Councilor Petropoulos wondered if the BID has discussed 2026 funding with the LDC and IDA. Director Schumacher explained that a month in, she is working on gaining a full understanding of that relationship. City Manager Hendrix reviewed the City's BID funding in the budget book, outlining the management of staff and volunteers. Discussion followed around the School and County taxing in comparison to the BID special assessment district. Councilor Lavin noted that the Geneva BID operates differently than other BID's in the State, that are more business-like in their operations. Discussion followed. Councilor Petropoulos wondered about BID funding and the City's total contribution, and what that looks like. City Manager Hendrix explained that there is a formula related to assessment, the City collects the tax and passes funds through to the BID. Councilor Pealer noted that BID doesn't participate in maintenance of park space at the Lakefront. City Manager Hendrix and Director Schumacher explained that the BID handles beautification between the tunnel to the Welcome Center landscaping beds, as well as trash pickup. Councilor Pealer wonders where BID funding landed in previous budgets. Comptroller Blowers explained that they used to fall

under the Partner Agency umbrella. Discussion followed around bid functions, and their support of maintaining the DRI project, under City contract.

City Manager Hendrix reviewed City Attorney retainers and outside council. City Manager Hendrix explained that even with an in-house City Attorney and paralegal, it's more economical to contract as retainers for specialized council would still be necessary. Mayor Valentino recalled an in-house City Attorney in the past with pros and cons. He acknowledged the breadth of knowledge required, that still required outside council. He called reverting to a City Attorney a step backwards. Councilor Pealer recalled the selection process of the current firm, and benefits of having a firm that can cover some of what the City outsources for, at a slightly higher premium. City Manager Hendrix explained that an outside firm being utilized now, that has carried over due to litigation. She expects to see litigation costs increase again in 2026.

Chief Parrotta reviewed EMS coverage being provided by the Fire Department, noting that he has no data to support Councilor Grimaldi's comments about the Fire Department taking on EMS calls, when ambulances are under staffed. Chief Parrotta explained that in 2024 12% of call outs were for EMS. Councilor Grimaldi raised concerns about the Fire Department responding to EMS while EMS stands by their ambulance. Chief Parrotta wondered if the calls are Help Lifting calls. Councilor Grimaldi raised concerns that EMS is billing for the Help Lifting calls. Chief Parrotta explained that all career Fire staff are required to take EMS refresher courses on line, while on duty. Discussion followed around fire-based EMS billing, which the City is looking into, as it is a new law. Councilor Petropoulos wondered what a satellite ambulance station would look like in the City. Chief Parrotta shared that Finger Lakes Ambulance would like to contract with the Town or City for a station on this side of the County. City Manager Hendrix shared that the County is looking into what EMS and Fire looks like county wide.

Assistant City Manager Youngs responded to two abolished Police Officer positions, and the new Community Vitality Coordinator. She shared that Planning and Economic Development and Recreation have 5 FTE's, supporting community engagement, growth, year-round recreation programming, and more. She highlighted the discussion around grants in Economic Development, emphasizing what that looks like day to day for her team. The cost of not getting the coordinator position will be that several key tasks related to grant administration may fall by the wayside, in addition to daily on the ground support for Recreation in Geneva. City Manager Hendrix noted that this would put Planning and Economic Development below baseline, down a position, recalling when two department heads resigned, she added the Assistant City Manager position, and a coordination position for on the ground day to day management. She explained that some programs may need to be reevaluated for administration like the Farmers Market and downtown events. She called it a conversation not around a coordinator or police officer, but what do we want to see around our community. City Manager Hendrix recalled a resolution of support Council passed this summer for these two new positions. She then addressed additional position requests for the 2026 budget, noting that the Police Chief has asks that didn't make it into the final budget, but he did not request funding for any new positions in 2026. Chief Eveland explained the parameters of the budget request with a reduction of 5%, so he didn't ask for new positions, and that moving forward, he will advocate for new positions. He explained efforts to keep overtime low to avoid burnout and be mindful of the budget. He acknowledged that the Police Department did lose a buffer to provide more services with the loss of two positions. Councilor Pealer recalled that there was a different Chief when these positions were abolished, he wondered if the removal of those positions had an impact beyond those two positions? Chief Eveland shared that morale was tough when those cuts were made, as he worried about the future, which did push some officers to transfer out of the Police Department. Councilor Lavin complimented both the Fire and Police Chief, noting the struggle to maintain the quality of services when population was higher. He recalled the City offloading basketball to the Boys and Girls Club, and wondered what the long-term sustainability of the work first responders are doing now may be. Chief Eveland acknowledged the tough budget decisions Council has to make for the community. Councilor Petropoulos shared that two businesses left downtown because there isn't enough patrol, and that he'd like to see a beat cop downtown. He wonders why recreation is tied in with Economic Development, not with Events. City Manager Hendrix explained that Economic Development and Events are tied together, and explained the benefits of Recreation tied in, making Geneva a place families want to come and grow. Supporting Recreation supports residents being involved in the community. She explained that the Rink complex is an Economic Development driver, bringing those who visit the rink to downtown and the lakefront. She explained that the only reason the coordinator position is still vacant is because of the new title being moved through civil

service. Councilor Petropoulos explained that the status quo won't do. He wondered what assurance Council has that the city will be back on the map. City Manager Hendrix recalled success and the restructuring of these two positions to do more.

Mayor Valentino shared a lack of confidence based on how last years and this year's budget are going. He commended Chief Eveland and retired Chief Passalacqua navigating the loss of positions with a vindictive council. Mayor Valentino apologized to the City Manager and staff for this budget session that they have worked hard as professionals to meet Council's limited thought process. He voiced disappointment that nobody asked for three fire fighters, or two grant writers. He believes that deferring costs and short-sighted thinking will cost double digit increases or seeing the city deteriorate and services eliminated. He raised concerns about staff turnover when they are handcuffed. He acknowledged there will be a lower tax levy and tax rate with deterioration of streets and equipment. He asked staff to evaluate where we are, with tax rate and levy. Councilor Grimaldi urges doing something now.

Councilor Grimaldi made a motion to eliminate bonding in the 2026 budget, in the amount of \$15,350,000. Councilor Grimaldi explained that he believes it won't hurt the City, and that everyone is only speculating that it will cost more money next year, or the year after that to pay for projects. He went on to say that the City needs to rein in spending. Councilor Pealer asked for clarity on what bonding will be put off, wondering if this motion includes water and sewer bonding. Councilor Grimaldi confirmed that it does. Discussion followed around updated fund balances. Comptroller Blowers wondered how the City will bill for water and sewer if the Cellular Meter Project can't be completed. City Manager Hendrix said that she will notify grant partners for the Fire Apparatus and Rink Improvements, that the City will have to withdraw due to the lack of ability to bond. Councilor Gillotte expressed frustration that this motion wasn't brought forward weeks ago, rather than at the last minute. He raised concerns about the impact on residents, especially on Cherry Street. City Manager Hendrix called out projects at the water plant as well, noting she's unsure what how this motion will affect them. Councilor Lavin expressed frustration with the budget process, and recommended standing committees so Council could be more engaged. He suggested that in a couple of weeks council can return and reconsider some items, and take a rational look. Councilor Petropoulos wondered if an exception could be made for the Fire Truck and Recreation Complex bonding. Councilor Grimaldi suggested a more refined resolution for next week.

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

MOVED THAT the 2026 budget be amended to eliminate \$15,350,000 in bonding

ACTION TAKEN by Councilor Petropoulos; seconded by Clr. Grimaldi

MOVED THAT this motion be tabled

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

Nay - Clr. Pealer, Mayor Valentino

MOTION TABLED (7-2)

3. ADJOURNMENT

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

MOVED THAT the meeting be adjourned at 8:55pm

MOTION CARRIED UNANIMOUSLY

Nicole Tillotson
City Clerk

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

OCTOBER 21, 2025 – 6:00 PM
City Hall – 2nd Floor Council Chambers
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

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

Absent:

2. AMENDMENT TO THE AGENDA

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT the agenda be amended to set a public hearing for the NYS Grant funding under the federal Community Development Block Grant Program, to assist Liquid Orchard, Inc.

MOTION CARRIED UNANIMOUSLY

3. RESOLUTION – Establishing a Public Hearing for the NYS Grant Funding Under the Federal Community Development Block Grant Program and Specifically for CDBG-Economic Development Grant to Assist Liquid Orchard, Inc.

Assistant City Manager Youngs presented the following resolution:

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

WHEREAS, the City intends to apply to New York State for funding under the federal Community Development Block Grant Program in 2025; and

WHEREAS, applications include submission on behalf of Liquid Orchard, Inc. for assistance in establishing a facility for the production of fruit and vegetable beverages at the Cornell Agriculture Technology Park (Tech Farm) in the City of Geneva; and

WHEREAS, the City may apply for funding for the following programs and activities: Infrastructure, Public Facilities, Community Planning, Microenterprise, Housing, Small Business and Economic Development activities; and

WHEREAS, a public hearing is held as part of the process to solicit public input with respect to potential applications and program activities; and

NOW, THEREFORE, BE IT RESOLVED that the Geneva City Council establishes a public hearing for November 5, 2025 at 7:00 p.m. to hear public feedback on the intent to apply to New York State for funding under the federal Community Development Block Grant Program in 2025 for Liquid Orchard, Inc. and additional program activities.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

4. DISCUSSION – 2026 Budget

Mayor Valentino reviewed the motion to table Councilor Grimaldi's amendment to the 2026 budget eliminating \$15,350,000 in bonding. Councilor Grimaldi rescinded the tabled resolution.

Mayor Valentino then opened up the floor for discussion, and motions.

After some council and staff discussion on the matter, Councilor Whitfield made a motion to rescind three amendments to the 2026 budget approved on October 7 to amend the 2026 General Fund Budget by \$130,000 to allocate one-time funding from the general fund reserve fund to the Department of Public Works for \$65,000 for one F150 truck and to the Recreation Department for \$65,000 for one Recreation Truck; allocation of one-time funding of \$120,000 from the water fund reserve fund to the Water Department for two trucks for water department; and to amend the 2026 General Fund Budget by \$65,000 to allocate one-time funding from the general fund reserve fund to the Police Dept for one marked vehicle. There was no second offered for his motion.

Councilor Petropoulos made a motion to amend the 2026 General Fund Budget by \$150,000 from tax levy to the Police Department to support the hiring of one full time Police Officer.

Councilor Pealer wondered about the Mayor's motions impact on levy, staff advised that they are coming from Fund Balance. It was noted that Councilor Petropoulos did increase tax levy with his motions. Discussion followed around total impact on the tax rate. Councilor Pealer wondered if a new Police Officer is brought in, will \$150,000 be the total all in cost for the year. City Manager Hendrix explained the cost for an officer, whether new or lateral coming out to \$150,000 annually. Councilor Petropoulos clarified that council is refunding one of the two positions dissolved in 2021, giving the Police Chief greater flexibility in policing. Councilor Brennan asked for clarification around Police Officers on leave for various reasons. Chief Eveland explained that if the two lateral transfers with contingent offers pan out, they will be down one position after Sergeant promotion. On paper there are six officers not working currently due to training new officers, 207c, and various injuries. Councilor Grimaldi wondered what the process is to bring them back, City Manager Hendrix explained that there is a vacant position on the books now that can be refunded. Discussion followed around reinstating the position and the total package cost of a new police officer. City Manager Hendrix reminded Council that there will be a new Police contract next year, so pay is an estimation. Councilor Pealer wondered about charge backs for details in the community. Comptroller Blowers confirmed that there are charge backs for community event details, and Comptroller Blowers explained that it goes back into the general fund, like any reimbursement, further explaining that the City knows the revenue coming into the police department, and can make adjustments on the expense side of the police budget. Discussion followed. Councilor Grimaldi wondered what the impact to the Police Department will be with an additional officer. Chief Eveland explained that he sees the light at the end of the tunnel with two in training and one coming off FTO in December. He'd also like to put one in the Academy in January, a second would be helpful, as he is anticipating six retirements in the next 2-3 years. He explained the importance of training for succession planning. Councilor Pealer wondered if the Geneva Police Department is on average across the state with absentee rates. Chief Eveland said they are in line with averages related to administrative absences and injuries statewide.

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

MOVED TO amend the 2026 General Fund Budget and allocate on- going funding of \$150,000 from tax levy to the police department to support the hiring of 1 FTE police officer

ROLL CALL VOTE:

Aye -	Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer, Clr. Brennan, Mayor Valentino
Nay -	Clr. Whitfield, Clr. Lavin, Clr. Brennan

MOTION CARRIED (6-3)

Councilor Petropoulos made a motion to amend the 2026 General Fund Budget and allocate on-going funding of \$75,000 from the tax levy to the City Manager's Office to hire a multiple dependent grant writer position to provide additional resources to the organizations, with costs to be split evenly across the General Fund, Sewer Fund and Water Fund at \$25,000 per budget.

Councilor Grimaldi wondered if it's feasible to hire a grant writer at that cost. City Manager Hendrix explained that there are ongoing funds for grant writing that can be added (\$25,000) and noted that the position likely will be a first quarter hire, but not January. Councilor Petropoulos asked how helpful this position would be for the greater good of the City. City Manager Hendrix deferred to Chief Parrotta, Chief Eveland, and Director Venuti on how beneficial the position will be. Chief Parrotta reviewed some grants in the works, and the grant opportunities that the City misses because there isn't time or knowledge to do research and apply. Chief Eveland seconded this, noting that if you're not actively searching, you will miss a lot of opportunities. Director Venuti shared that there is a considerable amount of public works grant funding that the City is missing out on. Councilor Pealer wondered if CDBG grants will be gone in 2026. City Manager Hendrix explained that some of that funding will be gone, but some will remain, noting that as grants come across City desks, staff apply, or monitor for next year. Councilor Pealer sees the landscape of grants changing, and suggested a fund balance allocation and outsource the service, engaging a success-oriented grant writer. City Manager Hendrix explained that outsourcing costs \$3,000-\$25,000 per grant. Assistant City Manager Youngs expanded that staff still coordinates internally, and a consistent grant writer builds a level of knowledge that reduces initial burden as they become more practiced. She shared that funders will seek a consistent grant writer out, if they are known in the grant world. Discussion followed. Councilor Lavin wondered why the City Manager didn't put this request in the budget. City Manager Hendrix explained that she was keeping the budget at 2% growth, so she held it back. She is supportive of the position. Discussion followed. Councilor Petropoulos agreed that Council didn't give the City Manager any viable budget direction, and commended her on the budget she presented, and sees what's presented now keeps the City moving forward without costing too much. Councilor Moracco wondered how tough it will be to find a grant writer and how would performance be measured. Councilor Whitfield asked department heads what sort of success they've experienced writing on their own. Chief Parrotta explained the challenges and heavy lift of grant writing and missing opportunities. He also explained that grant writing can pay for itself, as many grants cover administrative costs. City Manager Hendrix shared that successful grants are usually written with outside support, certain community members writing for the City.

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

MOVED TO amend the 2026 General Fund Budget and allocate on- going funding of \$75,000 from tax levy to the City Manager's Office to hire a multiple departmental grant writer position to provide additional resources to the organization with costs to be split evenly across the Water, Sewer and General Funds at \$25,000 per budget

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

MOTION DEFEATED (4-5)

Councilor Petropoulos made a motion to amend the 2026 General Fund, Water and Sewer Fund budgets and allocate ongoing funding of \$75,000 from tax levy to Public Works for a full-time electrician to support City operations. Costs are to be split equally between General Fund, Water Fund, and Sewer Fund at \$25,000 per budget.

Director Venuti explained that for safety reasons alone two people on an electrical job makes sense, noting that a lot of this work is contracted out. Councilor Moracco wondered what decrease would occur in contracted electrical services with the addition of this position. Director Venuti estimates about 25%. Discussion followed around costs and savings of the proposed position. Councilor Brennan raised concerns about adding more and more money into the budget. Councilor Grimaldi raised concerns about not funding infrastructure maintenance causing liability. Councilor Petropoulos explained that the cost to an average home to fund this position would be \$0.38 per month. He explained that he wants to see the City build, and become more attractive, explaining that his three motions are meant to improve the City, and everyone in the room will get value out of his motions. Councilor Lavin lamented that he'd like to vote for the grant writer, but in the macro, Geneva is a City with houses falling down, houses that can't be built, seniors moving

away, and the poor paying high rent, yet he sees Council wanting to re do the skating rink and recreation, things people aren't even doing anymore. He calls this is a revenue and a cost problem, and raised concerns about eroding the City's operations further. Mayor Valentino asked council to refocus on the Electrician motion.

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

MOVED TO amend the 2026 General Fund, Water and Sewer Fund budgets and allocate ongoing funding of \$75,000 from tax levy to Public Works for a full-time electrician to support City operations. Costs are to be split equally between General Fund, Water Fund, and Sewer Fund at \$25,000 per budget.

ROLL CALL VOTE:

Aye - Clr. Moracco, Clr. Petropoulos, Mayor Valentino

Nay - Clr. Whitified, Clr. Grimaldi, Clr. Pealer, Clr. Lavin, Clr. Brennan

MOTION DEFEATED (3-5-1 abstain)

Mayor Valentino called for a short recess for staff to work on budget numbers, to return at 7:18pm

5. RESOLUTION – Approving the Workers Compensation Fund Budget for the Year 2026 and Appropriating Monies Therefore

Mayor Valentino presented the following resolution:

WHEREAS, the Workers' Compensation Fund Budget of the City of Geneva for the year 2026 has been submitted to the City Council for its approval, and

WHEREAS, it appears that the Workers' Compensation Budget as presently presented should be adopted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York, that the Workers' Compensation Budget as presently presented be and it hereby is adopted, and that a copy of the Workers' Compensation Budget, as hereby adopted be set forth in the minutes of this meeting, and

FURTHER BE IT RESOLVED that the several sums in the Workers' Compensation Budget for the year 2026 as appropriations for expenditures, in the total amount of **\$180,432**, be and the same hereby are appropriated in the amounts and for the several purpose of payment of workers' compensation insurance premiums.

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT the resolution be approved

ROLL CALL VOTE:

Aye - Clr. Whitfield, Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer, Clr. Brennan, Mayor Valentino

Nay - Clr. Lavin

MOTION CARRIED (8-1)

6. RESOLUTION – Approving General Fund Budget for the Year 2026 and Appropriating Monies Therefore

Mayor Valentino presented the following resolution:

WHEREAS, the General Fund budget of the City of Geneva for the year 2026 has been submitted to the City Council for its approval, and

WHEREAS, in accordance with the adoption of said budget the amount necessary to be raised by taxation upon the real property and franchises subject to taxation by the City of Geneva is **\$9,272,724** for General Fund expenditures and **\$180,432** for Workers' Compensation premiums, and

WHEREAS, it appears that the General Fund budget as it is presently presented should be adopted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York, that the General Fund budget as presently presented be and it hereby is adopted, and that a copy of the General Fund budget as hereby adopted be set forth in full in the minutes of this meeting, and

FURTHER, BE IT RESOLVED that the several sums in the General Fund budget for the year 2026 as appropriations for expenditures, in the total amount of **\$22,949,255** be and the same hereby are appropriated in the amounts provided for in the attached Chart of Accounts.

ACTION TAKEN by Mayor Valentino; seconded by Clr. Gillotte

MOVED THAT the resolution be approved

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

MOTION CARRIED (6-3)

7. **RESOLUTION** – Approving Water Fund Budget for the Year 2026 and Appropriating monies Therefore

Mayor Valentino presented the following resolution:

WHEREAS, the Water Fund Budget of the City of Geneva for the year 2026 has been submitted to the City Council for its approval; and

WHEREAS, it appears that the Water Fund Budget as presently presented should be adopted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York, that the Water Fund Budget as presently presented be and it hereby is adopted, and that a copy of the Water Fund Budget as hereby adopted be set forth in the minutes of this meeting; and

FURTHER BE IT RESOLVED that the several sums in the Water Fund Budget for the year 2026 as appropriations for expenditures, in the total amount of **\$4,102,144** be and the same hereby are appropriated in the amounts and for the several purposes therein specified in the attached Chart of Accounts.

ACTION TAKEN by Mayor Valentino; seconded by Clr. Grimaldi

MOVED THAT the resolution be approved

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

MOTION CARRIED (6-3)

8. **RESOLUTION** – Approving Sewer Fund Budget for the Year 2026 and Appropriating Monies Therefore

Mayor Valentino presented the following resolution:

WHEREAS, the Sewer Fund Budget of the City of Geneva for the year 2026 has been submitted to the City Council for its approval; and

WHEREAS, it appears that the Sewer Fund Budget as presently presented should be adopted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York, that the Sewer Fund Budget as presently presented be and it hereby is adopted, and that a copy of the Sewer Fund Budget as hereby adopted be set forth in the minutes of this meeting; and

FURTHER, BE IT RESOLVED that the several sums in the Sewer Fund Budget for the year 2026 as appropriations for expenditures, in the total amount of **\$5,931,854** and the same hereby are appropriated in the amounts and for the several purposes therein specified in the attached Chart of Accounts.

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT the resolution be approved

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

Nay - Clr. Whitfield, Clr. Lavin

MOTION CARRIED (7-2)

9. EXECUTIVE SESSION

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

MOVED THAT council move to executive session at 7:31 to discuss the employment history of a particular person or persons

MOTION CARRIED UNANIMOUSLY

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

MOVED THAT council exit executive session at 7:41pm

MOTION CARRIED UNANIMOUSLY (7-2 absent)

10. ADJOURNMENT

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

MOVED THAT the meeting be adjourned at 7:41pm

MOTION CARRIED UNANIMOUSLY

Nicole Tilletson

City Clerk



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Neal Braman – Superintendent of Building & Zoning

Meeting Date: November 5, 2025

Item Title: Sump Pump Ordinance

Action Required:

Second Reading of a Sump Pump Ordinance

Background:

This action has been recommended by the Storm water task Force, that was created to investigate ways to limit Storm water impacts/flooding events over the last 4-5 years. It is also necessary to help limit the amount of ground water in the Sanitary sewer system, which will help to reduce operating costs at the City Waste water Treatment Plant. Since the second reading on September 3 this ordinance has been updated to include a Hardship or Infeasibility Review, 4(g).

The City has been allocating funds in the Engineering budget for years for the purpose of Slip Lining mainline sanitary sewer collection infrastructure in an attempt to limit the amount of I&I being treated at the Wast Water Plant. This ordinance will continue that effort in reducing storm water being treated and, in the process, help in saving money being spent on treatment of ground water.

Financial Impact:

There will be a small impact to a property owner that would be in violation of this proposed ordinance. Generally, will involve removing the connection to the Sanitary lateral in the basement and it would discharge to the outside away from the house to a location, not to create a nuisance to a neighbor, similar to how downspouts from a gutter system are managed.

The bigger benefit will be to City residents in collectively limiting unnecessarily treating storm water and helping to manage equipment costs required for treatment.

Office of the City Manager

Amie Hendrix

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ORDINANCE # 7-2025

AMENDING CHAPTER 277, SANITARY SEWERS, SUMP PUMPS

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.

(g) Hardship or Infeasibility Review.

(1) A property owner who asserts that remediation of a violation under this Ordinance is not feasible shall, within fifteen (15) days of service of a Notice of Violation, submit to the Code Enforcement Officer a written request for relief. The request shall include the basis for the claim of infeasibility, together with any supporting documentation.

(2) The Code Enforcement Officer, in consultation with the City Engineer as necessary, shall review the request and determine whether remediation is feasible, partially feasible, or infeasible, and may impose alternative compliance measures.

(3) If the property owner is aggrieved by the determination of the Code Enforcement Officer, the property owner may, within fifteen (15) days of the determination, petition for a hearing before the Sewer Complaint Review Board, which shall conduct proceedings consistent with § 277-69 of this Code.

(4) Nothing in this subsection shall be construed to waive liability for costs, damages, or expenses incurred by the City as a result of the violation.

ADOPTED BY THE GENEVA CITY COUNCIL ON November 5, 2025
ATTEST:

Mayor

City Clerk



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Neal Braman – Superintendent of Building & Zoning

Meeting Date: November 5, 2025

Item Title: Second Reading - Revise the Fence Ordinance

Purpose:

To propose an amendment to the current fence ordinance, increasing the allowable maximum fence height in residential zones from 4 feet to 6 feet in side and rear yard.

Background:

The existing ordinance restricts fence height in front yards, from the rear of the house forward and certain residential areas to 4 feet. This regulation was originally intended to promote visibility, maintain neighborhood aesthetics, and ensure pedestrian safety. However, community needs and residential patterns have evolved.

Rationale for Change:

1. Increased Privacy Needs:

Many residents are requesting higher fences to improve privacy and reduce visibility from public streets and adjacent properties.

2. Security Concerns:

A 6-foot fence provides a stronger deterrent to trespassing, theft, and intrusion, addressing rising concerns over property safety.

Office of Development Services

3. **Noise Reduction:**

Taller fences offer better noise buffering, which is increasingly important in denser neighborhoods and near busy roads.

4. **Consistency with Surrounding Communities:**

Many neighboring municipalities have already adopted 6-foot fence height limits, allowing our community to remain competitive and consistent with regional norms.

Proposed Changes:

- **Maximum Fence Height:** Allow 6' high fence from the front of the house back to include the side yard instead of from the rear of the house. (Backyard)

Recommendation:

Ordinance change was reviewed with the Planning Board with the recommendation to approve revising the ordinance allowing 6' high fence in the side and rear yard, minutes from the Planning Board attached.

Conclusion:

Amending the ordinance to allow for taller fences will better align with modern residential needs while maintaining community safety and appearance. We respectfully ask the council to consider this update to support resident well-being and property value.

Financial Impact:

None

ORDINANCE #8-2025
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.

ADOPTED BY THE GENEVA CITY COUNCIL ON November 5, 2025

ATTEST:

Mayor

City Clerk



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Amie Hendrix, City Manager

Meeting Date: November 5, 2025

Item Title: Resolution Supporting a Sale of Surplus Real Estate Parcel Number 104.12-2-23.11.

Action Required:

Approval of this resolution authorizes the City Attorney and City Manager to execute a sales agreement.

Background:

The City of Geneva owns the property located at 595 South Exchange Street, which has been vacant and underutilized for a number of years. The site was identified as surplus property, not needed for municipal use, and a Request for Qualifications (RFQ) for redevelopment was issued earlier this year.

The Staff Property Acquisition and Disposition Committee reviewed responses and recommended the team of Taylor the Builders, Pivotal, Greenleaf Builders, and Hunt E/A/S as the Preferred Developer. City Council confirmed that recommendation in February 2025 and, through Resolution #56-2025, accepted the redevelopment plan and scheduled a public hearing for November 5, 2025.

The Preferred Developer's plan aligns with the City's goals for housing development, reinvestment in underutilized parcels, and economic vitality along the South Exchange corridor.

This resolution authorizes the execution of the sale of the property to the preferred developer, in particular Pivotal. The sales document will include the caveat that should the project not move forward the parcel will be returned to the City.

Financial Impact:

Assuming the due-diligence period of review by Pivotal and the City moves to a full sale, the sale would generate \$81,500 and the completed development will result in a \$30M investment into the City of Geneva. In addition, the project will create temporary construction jobs and 2-3 permanent on-site management and maintenance jobs. The parcel currently generates \$0 and requires City maintenance.

Office of the City Manager

Amie Hendrix

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RESOLUTION # 63-2025
TO AUTHORIZE THE SALE OF 595 SOUTH EXCHANGE STREET (OEO SITE) PARCEL NUMBER
104.12-2-23.11 TO THE PREFERRED DEVELOPER, PIVOTAL

WHEREAS, the City of Geneva owns the property located at 595 South Exchange Street, parcel number 104.12-2-23.11 (the "Property"), also known as the former OEO Site; and

WHEREAS, by Resolution #56-2025, the City Council accepted the redevelopment plan submitted by Taylor the Builders, Pivotal, Greenleaf Builders, and Hunt E/A/S (collectively, "The Team") as the Preferred Developer, with Pivotal being the leader and property developer, and scheduled a public hearing on the proposed sale of the Property; and

WHEREAS, said public hearing was duly held on November 5, 2025, in the Geneva City Hall Council Chambers, and all persons wishing to speak were given an opportunity to be heard; and

WHEREAS, the City Council has reviewed all comments received, finds the sale of the Property to the Preferred Developer consistent with the City's adopted goals for redevelopment, economic growth, and neighborhood revitalization, and determines that such sale will return the Property to productive use and the tax rolls; and

WHEREAS, the Preferred Developer will be required to obtain all necessary approvals for the redevelopment project from the Planning Board, Zoning Board of Appeals, and any other reviewing agencies as ordinarily required;

NOW, THEREFORE, BE IT RESOLVED, that the Geneva City Council hereby authorizes the sale of 595 South Exchange Street (Tax Parcel No. 104.12-2-23.11) for a purchase price of \$81,500 to the Preferred Developer in accordance with the terms and conditions approved by the City Manager and City Attorney; and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to execute all documents necessary to effectuate the sale, including but not limited to a purchase and sale agreement, deed, and any closing documents, subject to approval as to form by the City Attorney; and

BE IT FURTHER RESOLVED, that the proceeds from the sale shall be applied in accordance with City policy and any applicable budgetary direction adopted by City Council.



Geneva City Council
Agenda Item Briefing

To: Geneva City Council
From: Taylor Youngs, Assistant City Manager
Meeting Date: 11/5/2025

Item Title: Provide a resolution of support for a CDBG Economic Development Proposal

Action Required:

Provide a resolution of support for a grant application through the New York State Office of Community Renewal for Community Development Block Grant funding to support Liquid Orchard, Inc. with the establishment of a production facility for fruit and vegetable beverages.

Background:

Liquid Orchard, Inc. proposes the establishment of a production facility for fruit and vegetable beverages located at the Cornell Agriculture Technology Park (Tech Farm) in the City of Geneva.

Liquid Orchard is a startup juice company that has developed a new method for producing fruit and vegetable juices using pressing and processing equipment and methods that result in a higher level of nutrient preservation than conventional means. They have been working closely with Cornell in developing the process and wish to continue that relationship as they begin to produce and market their products. They consider the Tech Farm to be an ideal fit for them, both for initial production and for expanded operations over time. A signed lease is in place and the majority of the equipment needed to begin production is already being stored on site. The grant funds will go towards supporting inventory purchases, marketing costs, and operating deficits as sales ramp up. This project aligns with and supports the 2016 City of Geneva Comprehensive Plan.

Alternatives:

Without a resolution of support this application cannot be submitted.

Financial Impact:

Pursuing this application and administering the grant, if awarded, will require City staff time. If awarded, the grant will include funding for managing the funding and compliance of the grant that should cover all our ongoing staff costs; the only cost is the upfront work on the hearings and grant submittal. The developer will pay for consultant support for drafting the application and the City Grant Coordinator and Assistant City Manager will expend time and effort completing the application process. This effort would be covered within current staffing levels.

RESOLUTION # 64-2025

RESOLUTION ESTABLISHING SUPPORT TO APPLY FOR NEW YORK STATE GRANT FUNDING UNDER THE FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND SPECIFICALLY FOR A CDBG ECONOMIC DEVELOPMENT GRANT TO ASSIST LIQUID ORCHARD, INC.

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

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

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

WHEREAS, in partnership with Liquid Orchard, Inc., the City has identified a project that aligns with the objectives of the CDBG Economic Development Grant, including establishing a facility for the production of fruit and vegetable beverages at the Cornell Agriculture Technology Park (Tech Farm) in the City of Geneva; and

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

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

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

1. **Support for the Application:** The City of Geneva fully supports the submittal of an application for the CDBG Economic Development Grant to provide funding for Liquid Orchard's establishment of a fruit and vegetable beverages production facility at the Cornell Agriculture Technology Park in the City of Geneva.
2. **Authorization to Apply:** The City of Geneva hereby authorizes the City Manager and appropriate City staff to submit and manage the application for the CDBG Economic Development Grant, including any necessary documents, reports, and follow-up actions required.
3. **Authorization to Accept:** The City of Geneva hereby authorizes the City Manager or Mayor to accept the grant, if awarded, and sign any grant-related contracts.

BE IT FURTHER RESOLVED, the City Manager is hereby designated as the Certifying Officer responsible for all activities associated with the federal environmental review process to be completed in conjunction with the Liquid Orchard, Inc. project.



Geneva City Council
Agenda Item Briefing

To: Geneva City Council

From: Nicole Tillotson, City Clerk

Meeting Date: November 5, 2025

Item Title: Standard Work Days for Elected Officials for Retirement Purposes – William Pealer

Action Required: If approved by council, workday will be established for retirement credit purposes for Councilor Pealer, who is participating in the New York State Employee's Retirement System.

Background: Elected and appointed officials who are members of NYLRS and do not participate in a time-keeping system that either shows hours worked or tracks accruals used and confirms that full hours were worked need to correctly report their hours to NYLRS.

Financial Impact: None

Office of the City Clerk

Nicole Tillotson

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RESOLUTION #65-2025
2024 STANDARD WORK DAYS FOR ELECTED OFFICIALS
FOR RETIREMENT PURPOSES
WILLIAM PEALER

WHEREAS, The New York State and Local Employees' Retirement System, pursuant to NYS Comptroller's Regulation 315.4, requires that a standard workday be established for retirement credit purposes; and

WHEREAS, This City Council hereby establishes the following as standard work days for elected officials; and further

RESOLVED, That this Council will report the following days worked in the New York State Employees' Retirement System based on the record of activities maintained and submitted by the THIS official, who is a member of the Retirement System and is not part of an acceptable time keeping system, to the City Clerk:

Title	Standard Work Day	Name First and Last	Registration #	Tier 1 (check only if member is in tier 1)	Current Term Begins/Ends	Record of Activities Result	Not Submitted (check only if official did not submit their Record of Activities)
Elected:							
City Council	6.0	William Pealer			1/1/24 – 12/31/25	2.36	

and further

RESOLVED, That a certified copy of this resolution be transmitted by the City Clerk to the New York State Comptroller.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Steve Valentino, Mayor

Meeting Date: November 5, 2025

Item Title: Resolution Approving Contract of City Manager

Action Required:

Majority vote of council to re-appoint the City Manager

Background:

The City Council of Geneva has reviewed the performance of the City Manager and the previous contract. After evaluation and negotiation, the City Council, working with the City Manager, Human Resources and Legal have decided to offer a new 3-year contract with the current City Manager, Amie Hendrix. The City Council has determined this is best for advancing the initiatives of the city and leading us forward. City Manager Hendrix has established a strong team that will lead us with the utmost integrity and professionalism.

Financial Impact:

\$146,750 per year plus benefits

Attachments:

Employment agreement

Geneva City Council

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
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RESOLUTION # 66-2025
RESOLUTION APPROVING CONTRACT OF CITY MANAGER

WHEREAS, Geneva City Council is committed to retaining the best talent, with the most relevant experience, the greatest potential for positive impact in the community, and demonstrated understanding of the City's comprehensive plan and what it takes to manage a total community - one that is as focused on people as it is on projects, and a leader of the utmost integrity and professionalism to lead us to our vision of a Beautiful, Prosperous, Equitable, Connected and Sustainable Geneva; and

WHEREAS, Geneva City Council has determined that Amie Hendrix has fulfilled her original contract which is ending 12/31/2025 and chose to enter into a new 3-year contract based on her exemplary performance leading the City during her time as Geneva City Manager; and

WHEREAS, the Geneva City Council and Amie Hendrix have negotiated an Employment Agreement which is attached hereto and made a part hereof which provides for annual compensation in the amount of One Hundred Forty-Six Thousand Seven Hundred and Fifty and 00/100 Dollars (\$146,750.00) with additional benefits as set forth in the City's Management Benefits Agreement; and

WHEREAS, it is believed that the attached Employment Agreement is fair and reasonable.

NOW, THEREFORE BE IT RESOLVED, that Amie Hendrix has City Council's support, to lead the City as our appointed Geneva City Manager pursuant to section 4.1 of the Geneva City Charter, effective January 1, 2026; and further

RESOLVED that the Employment Agreement between the City of Geneva and Amie Hendrix which is attached hereto and made a part hereof is hereby approved and the Mayor is hereby authorized to execute said agreement on behalf of the Geneva City Council.

EMPLOYMENT AGREEMENT

This Employment Agreement ("Agreement"), effective January 1, 2026, is made by and between the parties, the City of Geneva, New York, a New York municipal corporation, hereinafter called the "Employer", and Amie Hendrix, an individual identified and selected by the City of Geneva as City Manager, hereinafter called the "Employee".

WHEREAS, under the current City Manager's employment agreement, the Geneva City Council has negotiated the terms of an extended contract with the City Manager, and

WHEREAS, the Geneva City Council has determined that Amie Hendrix is best qualified to continue to serve as City Manager.

NOW THEREFORE, the parties do agree as follows:

Section 1 : Term

The term of this Agreement shall be effective as of January 1, 2026 and shall continue through December 31, 2028.

Extensions to the term of this Agreement may be granted based on the performance evaluation process outlined in Section 11, provided, however, that this Agreement shall automatically be renewed on its anniversary date for a one-year term (through December 31, 2029) should no such evaluation be conducted.

Section 2: Duties and Authority

- A. Employer agrees to employ Amie Hendrix as Geneva City Manager to perform the functions and duties specified for said office in Article 4 of the Geneva City Charter and by the Geneva City Municipal Code, and to perform all other legally permissible and proper duties and functions as the City Council shall from time-to-time assign. The City Council may not reassign Employee to another position in the absence of Employee's express written consent to such assignment.
- B. Except as may be provided otherwise by applicable law, regulation, or this Agreement, Employee shall carry out Employer's lawful policy directives, goals, and objectives, as communicated to Employee by Employer's governing body, and Employee shall present information and recommendations to the City Council that allow for fully informed policy decisions that both address immediate needs and anticipate future conditions.
- C. Pursuant to the Geneva City Charter, the Employee shall have the ultimate supervisory and managerial authority and responsibility to hire, direct, assign, reassign, evaluate, change the terms and conditions of employment, and terminate the employment of all other employees of Employer consistent with the policies of the governing body and the ordinances and

Charter of the Employer, which authority may be delegated by Employee to such other employees as Employee deems appropriate.

- D. Except as may be provided otherwise by applicable law, regulation, or Employer's agreement with any other person, Employee shall have the authority to establish internal regulations, rules, and procedures which the Employee deems necessary for the efficient and effective operation of the Employer.
- E. Employee shall attend and be permitted to attend, whether personally or through a designee of Employee's choosing, all meetings of Employer's governing body, both public and closed, with the exception of those closed meetings devoted to the subject of this Agreement, or any amendment thereto, or the Employee's performance or evaluation, unless otherwise provided by applicable law, regulation, or Employer's agreement with any other person.
- F. Employer agrees to promptly communicate and provide Employee a reasonable opportunity to cure all substantive criticisms, complaints, and suggestions with respect to Employee's performance of services pursuant to this Agreement.

Section 3: Compensation

- A. Base Salary: Employer agrees to pay Employee an annual base salary of One Hundred Forty-Six Thousand Seven Hundred and Fifty and 00/100 Dollars (\$146,750.00) payable in biweekly installments according to the standard pay calendar.
- B. COLA: Employer agrees to pay Employee an annual 2% Cost of Living Adjustment (COLA), effective the first day of January of each year this Agreement is in effect.
- C. This Agreement shall be automatically amended to reflect any salary adjustments that are provided or required by the Employer's compensation policies and/or Management/Non-Represented annual COLA increase.
- D. Merit Raises: Consideration shall be given on an annual basis to pay the Employee additional compensation as part of the performance evaluation process (100% merit based) outlined in Section 8 A below.
- E. Compensation Modifications: once this Agreement is executed, the provisions of this section shall only be amended by a properly and duly executed resolution of the Geneva City Council, in keeping with the provisions set forth herein.

Section 4: Health Insurance Benefits

Employee is entitled to the health insurance benefits afforded other employees covered by the Management Benefits Plan in effect as of this Agreement, and as amended from time to time. Except as otherwise provided in this Agreement, the Employee shall be entitled, at a minimum, to the highest level of benefits/co-pay enjoyed by and/or available to other employees, department heads, or general employees of the Employer as provided by the Employer's policies, charter, ordinances, or personnel rules and regulations or other practices.

Section 5: Additional Benefits

- A. Employee shall receive additional benefits as set forth in the City's Management Benefits Package; except as noted below.
- B. Vacation and Sick Leave: Upon commencing employment in 2022, the Employee shall be credited with 1 day accrued sick leave hours and 4 weeks accrued vacation leave hours. In addition, beginning the first day of employment, Employee shall be eligible to accrue and use sick leave and vacation leave on an annual basis, at a minimum, at the rate of the tenure of 13 years within local government.
- C. Employer agrees to a gym allowance and to reimburse up to Six Hundred and Fifty and 00/100 Dollars (\$650.00) per contract year, upon submission of proof of payment of enrollment/membership.
- D. Employer agrees to a vehicle allowance of Four Thousand and 00/100 Dollars (\$4000.00) per contract year, to be paid by January 31 of each contract year.

Section 6: Dues/Professional Development

- A. Employer agrees to budget and to pay for professional dues and subscriptions of the Employee necessary for continuation and full participation in national, regional, state, and local associations, and organizations necessary and desirable for the Employee's continued professional participation, growth, and advancement, and for the good of the Employer.
- B. Employer agrees to budget and to pay for reasonable travel and subsistence expenses of Employee for professional and official travel, meetings, and occasions to adequately continue the professional development of Employee and to pursue necessary official functions for Employer, including but not limited to the ICMA Annual Conference, and such other national, regional, state, and local governmental groups and committees in which Employee serves as a member, provided that the Employee submit a request for said travel to the Mayor and Council at least 30 days prior to Employee's attendance at such events. Requests exceeding the budgetary allotments for same will be subject to City Council approval via a resolution authorizing the expenditure of additional funds.
- C. Employer agrees to provide and budget monies for advancement of Employee under the ICMA Credentialed Manager Program. Employee agrees to repay any funds dispersed for this purpose in the previous twelve months should she voluntarily resign.
- D. In addition to the above outlined development opportunities the employer agrees to provide coaching/training allowance up to Two Thousand, Five Hundred and 00/100 Dollars (\$2500.00) per contract year for consulting services for professional development. There will be a written request to receive coaching or consulting services with an outline of key performance indicators expected to occur as part of the employee's request and a post-training written follow -up from the employee.

Section 7: Retirement, Deferred Compensation, and Flexible Spending Plan

- A. The Employee shall be enrolled in the New York State Employee Retirement System on the same basis as all other City Employees, and in accordance with the Employee's status within the New York State Retirement System.

- B. The Employer agrees to allow the Employee to participate in a Deferred Compensation program. The Employer will contribute an amount equal to a maximum of 3% of the Employee's total salary to the Deferred Compensation plan, provided that the Employee makes a contribution. The Employer's contribution will match the Employee's contribution, up to a maximum of 3% of the Employee's total salary. The Employer agrees to establish, upon election of the Employee, a Flexible Spending Plan allowing the Employee to pay the employee share of medical or dental expenses, and dependent care costs with pre-tax dollars to the extent allowable by law.

Section 8: Residency

The parties acknowledge that the current City Charter requires the City Manager to reside within city limits. The parties further acknowledge that the City Council intends to propose an amendment to the City Charter which would amend this residency requirement to state that it is City Council's preference that the City Manager live within the city limits, and may take residency into account in its appointment/reappointment of a City Manager, and that City Council reserves the right to waive any residency requirements. The parties acknowledge that this Agreement, itself, cannot change the City Charter residency requirements, and agree to be bound to the aforementioned amendments, if any, or any other amendments regarding residency, which may be adopted by the City Council. Should such an amendment be adopted, the parties agree that a waiver of the residency requirement shall be granted to the Employee for the duration of this Agreement.

Section 9: General Work Conditions

- A. Performance Evaluation. Employer shall annually review the performance of the Employee. The overall process, form, criteria, and format for the evaluation shall be mutually agreed upon by the Employer and the Employee. The process, at a minimum, shall include opportunities for both parties to: (1) prepare a written evaluation, (2) meet and discuss the evaluation, and (3) present a written summary of the evaluation results. The final written evaluation should be completed and delivered to the Employee within thirty (30) days of the evaluation meeting.
- B. Hours of Work, Employer recognizes that the Employee must devote a great deal of time outside the normal office hours on business for the Employer, and to that end Employer intends that reasonable time off be permitted to Employee, such as is customary for exempt employees so long as the time off does not interfere with the normal conduct of the office of the City Manager.
- C. Outside Activities. The employment provided for by this Agreement shall be the Employee's sole employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the Employer and the community, the Employee may elect to accept limited teaching, consulting, or other business opportunities with the understanding that such arrangements must neither constitute interference with nor a conflict of interest with their responsibilities under this Agreement. The City Council must be notified of all outside employment in advance of said employment.

Section 10: Termination and Severance

Should Council wish to terminate the Employee, the procedure outlined in Section 4.5 of the City Charter shall be followed. In the event that the Employee is terminated by Council, then the Employer agrees to provide severance pay as follows:

If the Employee is terminated (i.e. the effective date of termination) during the:

- 2026 contract year: severance pay of five (5) months' base salary;
- 2027 contract year: severance pay of four (4) months' base salary;
- 2028 contract year: severance pay of three (3) months' base salary.

Section 11: Resignation

In the event that the Employee voluntarily resigns her position with the Employer, the Employee shall provide a minimum of thirty (30) calendar days written notice to the Employer unless the parties agree otherwise in writing and approved by the City Council. Provided the notice described in this Section is given, the Employee shall receive a payout as set forth in the Management Benefits package.

Section 12: Ethical Commitments

The Employer expects the Employee to adhere to the highest professional standards. The Employee's actions shall always comply with those standards. The Employee agrees to follow the City of Geneva Code of Ethics and the Code of Ethics of the International City/County Management Association (ICMA) and the ethics rules, regulations, and laws of the State of New York. The ICMA Code of Ethics can be found on the ICMA website, icma.org. Consistent with the standards outlined in the Code, the Employee shall not endorse candidates, make financial contributions, sign or circulate petitions, or participate in fundraising activities for individuals seeking or holding elected office, nor seek or accept any personal enrichment or profit derived from confidential information or misuse of public time. Employer shall support Employee in keeping these commitments by refraining from any order, direction or request that would require Employee to violate the ICMA Code of Ethics. Neither the governing body nor any individual member thereof shall request Employee to endorse any candidate, make any financial contribution, sign or circulate any petition, or participate in any fundraising activity for individuals seeking or holding elected office, nor to handle any matter of personnel on a basis other than fairness, impartiality, and merit.

Section 13: Indemnification.

The provisions of Public Officers Law section 17, conferred by the City Council on City of Geneva employees, apply to the Employee.

Section 14: Other Terms and Conditions of Employment

The City Council, only upon written agreement with Employee, may fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance

of the Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City Charter, the City Code, or any other law.

Section 15: Notices

Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- (1) EMPLOYER: City Mayor
Geneva City Hall
47 Castle Street
Geneva, New York 14456
- (2) EMPLOYEE: Amie Hendrix
Geneva City Hall
47 Castle Street
Geneva, New York 14456

Alternatively, notice required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice, Notice shall be deemed given as of the date of personal service or as the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 16: General Provisions

- A. Integration. This Agreement sets forth and establishes the entire understanding between the Employer and the Employee relating to the employment of the Employee by the Employer. Any prior discussions or representations by or between the Employer and Employee are merged into and rendered null and void by this Agreement. This Agreement may be amended only by an express written agreement signed by the Employer (upon approval by City Council) and Employee. Such amendments shall be incorporated and made a part of this Agreement.
- B. Successors in Interest. The provisions of this contract will be binding upon and will inure to the benefit of the parties, and their respective successors and approved assigns, if any.
- C. Severability. The invalidity or partial invalidity of any portion of this Agreement shall not affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the remaining provisions are deemed to be in full force and effect as if they have been executed by both Employer and Employee subsequent to the expungement or judicial modification of the invalid provision.
- D. The Parties agree further that the laws of the State of New York shall apply to the interpretation, effect and enforcement of this Agreement, without regard to New York choice of law provisions. The Parties further agree that any judicial proceeding of any nature brought by any party against any other party hereto to enforce any right or obligation under this Agreement, or arising out of any matter pertaining to this Agreement, shall be submitted exclusively to the Supreme Court of the County of Ontario, State of New York, and all

Parties hereto irrevocably consent and submit to the personal jurisdiction of such court in connection with any such judicial proceeding.

IN WITNESS WHEREOF, the City of Geneva, by its Mayor, has caused this Agreement to be signed and executed and attested by its City Clerk and the Employee has signed and executed the Agreement.

APPROVED AS TO FORM

DAVID K. HOU, Esq., GENEVA CITY ATTORNEY dated

CITY OF GENEVA, NEW YORK

MAYOR STEVE VALENTINO dated

AMIE HENDRIX dated

ATTEST

NICOLE TILOTSON CITY CLERK
SEAL