

AGENDA

REGULAR COUNCIL MEETING

CITY OF GENEVA, NEW YORK

DECEMBER 3, 2025

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

EXECUTIVE SESSION STARTS AT 6:00PM

**To discuss public employee collective bargaining negotiations
and acquisition, sale or lease 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. AMENDMENTS TO THE AGENDA
- V. PROCLAMATIONS
- VI. SUPERVISOR UPDATE
- VII. CONSIDERATION OF MEETING MINUTES
This portion of the meeting is dedicated to correction of meeting minutes for the following Council session.
 - A. November 5, 2025 (regular council meeting) (p.3)
 - B. November 13, 2025 (special council meeting) (p.17)
- VIII. 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.
- IX. 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.*
- X. 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. Ordinance – First Reading of an Ordinance Amending Chapter 335 “Vehicles & Traffic” Municipal Code, Lower Washington Street Parking - *Chief Eveland* (p.18)
 - B. Resolution – Amending the 2025 Sewer Fund Capital Budget - *Comptroller Blowers* (p.20)

- C. Resolution – Authorizing the Comptroller to Collect Tax Liens (p.22)
- D. Resolution – Amending the 2025 General Fund Budget, Fire Department Line-Item Transfer – *Comptroller Blowers (p.24)*
- E. Resolution – Establishing a Public Hearing for the Sale of 32 Middle Street – *City Manager Hendrix (p.26)*
- F. Resolution – Establishing a Public Hearing for Comment on Change in Use for Loomis Woods from City Park and Recreation area to Sale for Housing – *City Manager Hendrix (p.28)*
- G. Resolution – Continuing the Appointment of Kate Ott, RN, MPH as Local Health Officer - *City Manager Hendrix (p.30)*

XI. BOARD AND COMMISSION APPOINTMENTS

XII. 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

XIII. ADJOURNMENT

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

REGULAR COUNCIL MEETING

November 5, 2025 – 7:00 PM

City Hall – 2nd Floor Council Room

47 Castle Street

Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. EXECUTIVE SESSION

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

MOVED THAT council move to executive session at 6:00pm to discuss collective bargaining, proposed, pending, or current litigation, and the proposed sale of real property

MOTION CARRIED UNANIMOUSLY (6-3 absent)

ACTION TAKEN by Clr. Grimaldi; seconded by Mayor Valentino

MOVED THAT council exit executive session at 6:55pm

MOTION CARRIED UNANIMOUSLY (6-3 absent)

2. ROLL CALL

Present: Clr. Whitfield, Clr. Moracco (via Zoom), Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer, Clr. Lavin, Clr. Brennan

Absent:

3. PUBLIC HEARING – Sale of City Owned Property – 595 South Exchange Street

Mayor Valentino opened the public hearing at 7:02pm

Christine Hoffman, of 25 N. Brook St. shared that she was speaking as an individual in support of the sale of 595 S. Exchange Street. Ms. Hoffman attended the public information session, where she was able to view site plans and have her questions answered. Ms. Hoffman recalled the need in Geneva for affordable housing, noting that this project addresses the need of affordable housing for working people. She sees this as an opportunity to fill the parcel with positive development enhancing the City's street scape. In closing she urged City Council to approve the sale of this property.

Charles King, Ward 2 read the following comments:

I enjoyed attending the October 22nd information session on this project. Looking at the architectural drawings that depict daytime colors, the four contrasting colors on the front of the building are in extreme contrast, red to yellow to gray to orange. I realize these are just mockups, but I would caution the city against anything that goes too far into a circus tent paneling aesthetic; 41 Lakefront, the former Ramada, has gone too far in that not very subtle direction and shouldn't be the model for any nearby building. It would probably be easy to go with standard brick colors, like red brick, pink brick, brown brick, and black or tan without venturing too far into the gray, orange or yellow.

If not actual brick, the siding should be actual brick colors. Because the back of the building is going to face 5&20, it is important not to skimp on appearances from the rear. I didn't like the fact that the drawings showed 4 alternating colors in front and only 3 alternating colors in back. The sides should match.

I want to note for the record that all the elevations we looked at on October 22nd were no more than three stories tall. This is a large building, over a football field in length, a whole city block.

I'll echo the sentiments of the public comments made before a small fragment of the Planning Board in 2023 during the hearing to merge these three lots into one, which were generally in three groups. *1) please don't make this a giant, monolithic building that makes downtown feel claustrophobic. *2) please preserve the historical aesthetics of Geneva. And *3) please share with the public a 20 or 30 year cash flow projection that shows how the city will actually benefit from this project.

I think Geneva would like this project only if it's a fair deal. There aren't that many households in Geneva; every time someone says a million dollars that's two hundred dollars per household. We hear numbers like \$30 million and terms like "public/private partnership" and thrown around without context or math: who's providing the money? Will there be bonds and debt costs? Will there be a Pilot: Payments in Lieu of Taxes?

How many decades will the Pilot tax breaks last? Will it be on the scale of microenterprise grants that our own downtown businesses have access to, which are max \$6,000 per full-time employee per year but usually much lower, or will this be another exorbitantly high tax break for an out-of-town developer? Yes, we want this to be "not zero but something," as the City Manager rightly says. But, some of the massive central planning projects we've signed on for, seem to have become not zero but in the red for decades for the benefit of only out-of-town developers. I think as a community we're willing to make some modest sacrifices in order to add workforce housing, but if we're investing millions of dollars, servicing massive debt for decades, and getting no taxes for 20 to 30 years, while needing to upgrade our government infrastructure to grow the population by 1½% without meaningfully growing the tax base by 1½%, the taxpayers, pony up the difference, millions of dollars for one housing project. Please provide the public with full cash flow projections based on the full financial picture, including terms of partnership, grants, Pilots, and debt.

It sounds like this will be apartments, not condos, but the line between those two things is gray, and Council should make sure that this project is not double-dipping into local tax breaks with the condo tax loophole.

At American Legion, they assured the Planning Board over Zoom during pandemic that their 52 townhouses would not be condominiums for tax purposes and then turned around and made them all condominiums, massive tax breaks for half million dollar homes, not really getting much onto the tax rolls. One of the reasons I record Planning Board meetings and ZBA meetings that I attend now is because the press no longer attend and I've grown tired of hearing lies during board meetings that no one has the will or the power to confirm or follow up on. If you're listening to me and you're new and coming into Council, please take my advice and start filming and putting every one of the ZBA, PB, IDA, and LDC meetings on Youtube if they are not already there. These are multi-million-dollar decisions that have been made in smoke-filled rooms for years. This is the opposite of transparent government and highlights how dysfunctional Council has made the process.

For the Planning Board's OEO subdivision meetings in the first half of 2023 that discussed and merged the 3 OEO lots into one, 100% of those meetings were convened without a legal quorum, which feels like the City of Geneva's government in a nutshell.

Can Geneva get a fair deal at 595 South Exchange? I hope so, but by having inactive, secretive, uneducated rubber stamp steps in the process, we telegraph to our business partners that we are the world's weakest negotiators. They in turn make Geneva their lowest priority when it comes to actually building. Council should set up a fully transparent system whereby projects like this move through the system with informed, trained, attended boards who enforce simple rules to stay transparent and follow the documents that the City has adopted as its codes for building, planning, and fair dealing. This includes the comprehensive plan, which is still brand new in its box on the shelf, and Tenet 15 of the Code of Ethics, which might need to be taken out of the trash when the new year rolls around if the city hopes to attract thoughtful volunteers to serve on boards.

To end on a positive note, Fred Brockway was the loveliest of human beings and everyone who did the 24 hour theater projects at the Smith was super fortunate to get a chance to interact with him. His memory will be a blessing.

Joshua Frass of 79 Brook Street shared that he is not for or against the project, and raised concerns about this project meeting the same fate as Lakeview. He noted that this project will be funded through NYS HCR, the same funding that Lakeview was looking at. Mr. Frass explained the funding structure, noting that this project doesn't include any supportive housing, and thinks the state may require that to be added, which could lead to the same outcome of the Lakeview project. Mr. Frass then noted that the design of the building is good, with some historic features. He raised concerns about the cost of brick, and the lack of parking in this project. He then addressed the anticipated PILOT, and reviewed 581A lower assessment programs, where the State will give a tax abatement to the project, if the IDA doesn't approve the project's PILOT.

Trey Arbor, of Pivotal introduced himself as the developer of the OEO Site. He reviewed the timeline, from responding to an RFQ, and current subcommittee work. He reviewed Pivotal's background as a developer, owner, operator of similar properties. He then described the 64 Unit development with three floors along Exchange St, and four facing the lake. He explained that the development itself is very long, over 300 feet, Noting the goal of knitting Exchange Street together, filling the gaping hole that has existed there. Mr. Arbor shared that the project will be applying for tax credits in the spring, and believes they have a strong application.

There being no one appearing to speak, the mayor closed the public hearing at 7:20pm.

4. PUBLIC HEARING – Supporting the Liquid Orchard CDBG Grant Application

Mayor Valentino opened the public hearing at 7:21pm. With no comment offered at this time, he closed the public hearing at 7:21pm.

5. PROCLAMATION – Fred Brockway

6. PROCLAMATION – Extra Mile Day

7. PRESENTATION – Grant Overview

Assistant City Manager Youngs provided an overview of the City's grants process, recalling the need for dedicated grant capacity. She explained that external funding is important to many City projects, and described the staff time required from application thorough reporting and management throughout the grant. She explained that a single grant can take 140 hours to write, and more time to manage. She shared that a lot of grant work is absorbed by staff, due to limited reimbursement. Assistant City Manager Youngs recalled information shared during the budget process of the benefits of a dedicated grant writer improving award volume. She explained that adding dedicated grant writing would increase grant awards.

Mayor Valentino echoed thanks to staff for all of their efforts to secure grants.

8. DISCUSSION – e-Bikes

Councilor Petropoulos reviewed previous conversations on e-bike etiquette. He explained that he would like to see Council create local laws to enhance penalties to operators. Chief Eveland reiterated that e-bikes aren't a Geneva problem, rather a nationwide problem. The Chief explained that these machines present a less expensive mode of transportation, presenting issues when not operated safely. He also shared that no pedestrians have been stuck by e-bikes in the City. Recently, the Police Department implemented zero tolerance related to e-bike safety violations. Chief Eveland explained that e-bikes are not permitted on the roadway if the operator is under 16 years old, they can't operate on sidewalk, have to obey traffic laws, and are required to have lights. Councilor Petropoulos commended Chief Eveland for putting out safety literature for e-bikes. Councilor Petropoulos explained that he would like to see fines up to and including, "you can't have your e-bike." Councilor Pealer wondered why the state says e-bikes can't be licensed. Councilor Petropoulos explained that as of right now, there is no authority to ask for registration, but there is

some legislation in Albany. Councilor Pealer agreed that bike safety is an issue. discussion followed. Chief Eveland reviewed safety education efforts. Councilor Gillotte shared that he's received complaints recently around e-bikes and safety. Councilor Pealer wondered about impairment of e-bike operators. Chief Eveland explained that they will get tickets, through impairment. Discussion followed around age limits, noting that tickets can't be issued to minors, only parents can be issued tickets if they are with their children while they operating in violation. Councilor Brennan wondered what the municipality can do to help the Police Department. Chief Eveland suggested bike lanes, or total restriction. Councilor Petropoulos suggested if a ticket is issued, they can go to training, and let the ticket go. He also suggesting safety courses similar to boating safety, hunting safety training.

9. DISCUSSION – East Washington Street Parking

Chief Eveland recalled parking issues in the area of Monacos, between the business and a neighbor. He recalled previous council considering turning the area into a parking lot. Chief Eveland and Director Venuti believe the best thing the City can do is turn the area into a Public Parking Lot. It would have minimal financial impacts, estimating about \$2,500 for plowing and salting annually, and the Police Department would take over enforcement. Councilor Brennen supported the Chief and Director Venuti's suggestion. Councilor Petropoulos recalled the confusing signs in the Castle Street lot leading to a complaint recently. Councilor Pealer looked for confirmation that the current parking spaces in question are public, Chief Eveland confirmed that they are. Councilor Pealer wondered what would stop this irrational person from declaring spaces in a newly created lot his own, repackaging the problem. Chief Eveland explained that it would provide more clarity around who owns the property. He believes that having it clearly established, lined and signed would help, and acknowledged that the individual could continue to create issues. City Manager Hendrix recalled the last time this came up, noting that there is confusing signage others have put up on City property, leading to confrontation. She recommended moving forward with a parking lot, Mayor Valentino agreed.

10. CONSIDERATION OF MEETING MINUTES

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

MOVED THAT the minutes of the September 23, September 30, October 1, October 7, October 14, and October 21, 2025 Council Meetings be approved

MOTION CARRIED UNANIMOUSLY

11. PUBLIC COMMENT

Tina Rossman, and others spoke on behalf of Ontario Cares. They explained that the organization was previously known as The Partnership for Ontario County, and explained their continued investment in the City of Geneva and the entire County, which the organization has served for nearly three decades. Ontario Cares works with the community through counseling and prevention programs, operating several youth programs. Some growing and thriving programs include Youth Court and Youth Club House Epic Zones, a safe and welcome space for teens. They shared that Ontario Cares recently purchased 81 North St to serve as Geneva's Epic Zone site, and invited Council to visit before renovations occur, and welcomed them to an open house on December 2, from 4pm to 6:30pm to walk through the space and see where dreams begin. In closing the group thank Council for their support.

12. CITY MANAGER REPORT

Hiring Updates

- We will be welcoming a new police officer on November 14th as Mr. Edward Ely will join the department as a lateral transfer from Wayne County.
- We have posted an external opportunity for a building maintenance worker.

Trainings

Performance Evaluations: Members of our Management and Unrepresented teams are participating in a two-hour training on Performance Evaluations. This training focuses on how to provide feedback, receive feedback and utilize our performance review tool.

Opportunity to attend International City/County Management Association conference with over 5,000 peers in local government. Staff were able to attend sessions on civic engagement, priority-based budgeting, AI use in local government, inclusivity in economic development, employee retention and engagement, transforming organizational culture, how to make a difference in local government, and much more.

Fabrication of Electric Box at the Lakefront

City staff fabricated and installed a new electric panel at lakefront. This work was completed by various members of our team including our electrician and seasonal staff electrician/retiree. By fabricating and installing this panel the City saved ~\$35,000 doing the work in house. In 2026 and beyond we have two additional panels that will need to be installed. This will need to be done in coordination with an outside electrician along with our staff.

Tech Farm Two

The City celebrated the completion of the Cornell Agriculture and Food Technology Park Corporation's (CAFTPC) Tech Farm II expansion, a project that will double the park's current capacity and further bolster food, beverage and agricultural innovation in the Finger Lakes. Welcomed two new businesses Liquid Orchard and FreezCake.

Town Gown Community of Practice

The City Manager joined the Partners for Campus-Community Engagement for a three-part series of Government and Community Relations Community of Practice. I am co-facilitation with Kendy Alvarez the Mayor of Lewisburg Borough PA. Together with the program participants we discuss the roles, benefits, and challenges of living in a community with Higher Education Partners. The virtual sessions occur on the first Thursday of the month through December.

Community Conversations

The November Community Conversation will be the week of November 17 and will feature our Human Resources Director, Jennifer Slywka.

Girl Scouts Takeover of City Hall

The City Manager and Assistant City Manager were joined by 25 girl scouts on election night as they learned about civic engagement and local government. The elementary students enjoyed using council chambers to learn about what happens in City Hall. With gifts from City team members, the girls discussed how to be a part of government, what they would like to do if they were to become president, and how to work together to focus on results.

Madias Property

The demolition permits have been approved, and Sessler Corporation will be demolishing all but the laundromat space, which the owner will secure to meet code requirements. The demolition is slated for the middle of November.

Bench Program

After a community request for another lakefront bench, the Assistant City Manager and staff have been reviewing and working through our bench program to better understand whether and how it can be expanded. The current program allows for 35 benches along the lakefront, with additional benches located in other parks.

The team is working towards a strategy that balances four key goals: avoiding visual clutter along the lakefront, ensuring the program remains sustainable, allowing for proper groundskeeping between amenities, and continuing to offer opportunities for community participation. This proposal will soon go to council for consideration.

Fall Debris and Leaves

Pick up of fall debris and leaves is now occurring throughout the City. Thank you for your patience as debris pick up is part of one of the many roles and responsibilities of the Public Works teams and with recent storms, pick up may be delayed.

Gazebo Replacement

The partnership with Geneva Community Projects to replace the lakefront gazebo will began this fall with the demolition of the existing structure. The new structure is funded with City funding allocated in 2025 as well as through funding provided by GCP.

Doran Avenue Bridge Completion

The pedestrian bridge over Doran Avenue has now been installed as a part of the Recreational Trails Program grant for the Geneva Rail Trail project.

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

Superintendent Braman presented the following ordinance for a second reading:

Chapter 277. Sanitary Sewers

Article II. Use of Public Sewers Required

§ 277-4. Use of natural outlet prohibited.

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

§ 277-4.

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

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

2. SUMP PUMP INSPECTIONS AND CERTIFICATES.

A. INSPECTION AND CERTIFICATE REQUIRED UPON SALE

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

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

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

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

(4) **Notice of Violation; time to Remediate:** If a violation is discovered during the inspection, the property owner shall be mailed a Notice of Violation within five (5) business days of the inspection which shall clearly describe the violation and the remedial action needed for compliance, and which shall provide 21 calendar days for the sump pump connection to be brought into compliance.

(5) **Penalties for Failure to Obtain Certificate or to Timely Remediate Violation:** Any person who fails to apply for and obtain a Certificate of Sump Pump Compliance as required by this Ordinance shall be subject to the penalties set forth in this Ordinance. Any person who timely applies for a Certificate, is found to be in violation, and fails to remediate the violation within 21 calendar days, shall be subject to the penalties set forth in Section 4 of this Ordinance. If a seller of a property fails to comply with this or any section of this Ordinance, the seller and

the new owner after the sale will be jointly and severally responsible for said compliance and all resulting penalties.

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

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

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

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

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

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

3. RIGHT OF ENTRY AND RIGHT TO INSPECT

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

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

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

4. PENALTIES FOR OFFENSES

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

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

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

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

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

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

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

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

(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. Gillotte; seconded by Clr. Petropoulos

MOVED THAT this ordinance be approved

MOTION CARRIED UNANIMOUSLY

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

Superintendent Braman presented the following ordinance for a second reading:

Chapter 350. Zoning

Part 2. District and Use Regulations

Article VII. Additional Use Regulations

§ 350-7.10. Fences, hedges and walls.

A.

Residential districts.

(1)

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

(2)

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

REVISION: remove rear and add FRONT

B.

All other districts.

(1)

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

(2)

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

(3)

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

C.

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

D.

General requirements.

(1)

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

(2)

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

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

MOVED THAT this ordinance be approved

MOTION CARRIED UNANIMOUSLY

15. RESOLUTION – Sale of City Owned Property – 595 South Exchange Street

City Manager Hendrix presented the following resolution:

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.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

16. RESOLUTION – Supporting the CDBG Economic Development Grant Application 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 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.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

17. RESOLUTION – Standard Workday for Elected Officials

Clerk Tillotson presented the following resolution:

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.

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

MOVED THAT this resolution be approved

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

 Abstain - Clr. Pealer

MOTION CARRIED (8-1 abstain)

18. RESOLUTION – City Manager Contract

Mayor Valentino presented the following resolution:

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 11/100 Dollars (\$146,750) 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.

Mayor Valentino read comments in support of City Manager Hendrix from Ray Ciancaglini calling her supportive, available, willing to listen and act accordingly for the City. He also applauded her commendable support of the Police Department during these challenging times.

Councilor Lavin shared that he is a big supporter of extending City Manager Hendrix's contract, and that Council owes her a promise of ore and better direction moving forward, and that he's looking forward to keeping the same City Manager on for years to come.

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

19. RESOLUTION – Adopting Three Administrative policies: FOIL Notification, Personnel Records, and City of Geneva Community Calendar Event Posting Policies

City Manager Hendrix presented the following resolution:

WHEREAS, a best practice of government operations is to have standard operating procedures and policies, and

WHEREAS, city policies and procedures have not always been well documented and accessible, and

WHEREAS, in an attempt to ensure transparent policy adoption of current city practices staff have dedicated time to policy review and development, and

WHEREAS, The Freedom of Information Law Employee Notification Policy, Personnel Records Policy, and City of Geneva Community Calendar Event Posting Policy have been crafted by the respective responsible departments and further offered for review by City staff and leaders of all collective bargaining units, and

WHEREAS the full policies are included below and will be posted on the Administrative Policies page of the City of Geneva website, now therefore it be

RESOLVED, on recommendation, the The Freedom of Information Law Employee Notification Policy, Personnel Records Policy, and City of Geneva Community Calendar Event Posting Policy are hereby adopted and shall be added to a City Administrative Policy Manual.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

20. BOARD AND COMMISSION APPOINTMENTS

ACTION TAKEN by Mayor Valentino; seconded by Clr. Gillotte

MOVED THAT Jan Regan be appointed to fill the vacancy of County Supervisor (Wards 3 & 4)

MOTION CARRIED UNANIMOUSLY

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

MOVED THAT Tamarie Cataldo be reappointed to the Board of Assessment Review, Mike Reeder be appointed to the IDA Board, and Ella Skinner be appointed to the LDC Board

MOTION CARRIED UNANIMOUSLY

21. MAYOR AND COUNCIL REPORTS

Councilor Brennan shared that the Shade Tree Committee has been very busy, and that a donation of \$450 for firewood sales was submitted by Tom Burrall today. Recently the Shade Tree Committee made arrangements with the colleges and homeowners to plant 45 trees.

Councilor Lavin shared that he attended a recent IDA meeting and was disappointed to find it's losing money, and believes that it will be a challenge for the new council to figure out the relationship between the City and the IDA. He explained that IDA owns the GEDC, and needs to confront that project which will raise issues. He also raised concerns about City Manager as Executive Director of the IDA that rents below market to DPW, and isn't spending PILOT money on Economic Development. Councilor Lavin has requested to be on the next IDA agenda to speak on these issues.

Councilor Pealer shared that the Planning Board had an uneventful meeting, approving a subdivision of property on Conover Street that the City recently sold.

Councilor Grimaldi had nothing to report.

Councilor Gillotte shared that the Police Budget Advisory Board's next meeting will be held on November 18. The Board offered thanks to Council for the budget additions that will help the Police Department meet some of their current needs, and looks forward to addressing many of the unaddressed areas moving forward.

Councilor Petropoulos shared that the LDC met today, where Drumstock deemed a success with doubled attendance. The LDC will continue fundraising efforts for that annual event. The BID issued their quarterly report to the LDC, and will continue beautification. He shared information about two upcoming ribbon cuttings, and that the BID is planning a Winterfest in February. The LDC also decided that a Neighbors together meeting will be held in December. Councilor Petropoulos attended the Neil Sjoblom Photography 50-year ribbon cutting, and Senator Helming's ceremony honoring veterans. He also attended OEO Informational presentation, and raised concerns about a panhandler in the City. Councilor Petropoulos called FLACRA outreach, looking for resources for the panhandler. He then gave a shout out to Colt Street Halloween, the fire prevention inspection, and Ontario Cares.

Councilor Moracco had no updates, and thanked Council for allowing him to zoom in tonight.

Councilor Whitfield read a statement expressing heartfelt gratitude for the trust, encouragement and belief in his vision. He gave thanks to those standing with him, offering unwavering support. Councilor Whitfield gave a very special shout out to the Democratic Committee, HWS students for their special help, and appreciated Ben Gummoe for listening, and welcomed Jan Regan. Councilor Whitfield shared that Mt. Calvary Church of God and Christ, at 21 Milton St. will hold a Thanksgiving dinner on Friday November 21 at 5:30, for all to join.

Mayor Valentino shared that it was a pleasure to meet with Ethics Board members, and that their immediate needs will be addressed by staff. He explained that the board is committed to staying neutral and unbiased, and is looking forward to continuing on with their mission. He then offered Congratulations to Hobart Men's Hockey, as they are off to a great start. Lastly, Mayor Valentino offered thanks to the City Clerk for working through being short staffed.

22. ADJOURNMENT

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Grimaldi
MOVED THAT the meeting be adjourned at 8:28pm
MOTION CARRIED UNANIMOUSLY

Nicole Tillotson
City Clerk

DRAFT

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

NOVEMBER 13, 2025 – 6:00 PM

City Hall – 2nd Floor Conference Room

47 Castle Street

Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

Present: Clr. Whitfield (arrived at 6:08pm), Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi (arrived at 6:11pm), Clr. Lavin, Clr. Brennan

Absent: Clr. Pealer

2. EXECUTIVE SESSION

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

MOVED THAT council move to executive session at 6:01pm to discuss the proposed sale or exchange of securities held by such public body

MOTION CARRIED UNANIMOUSLY (6-3 absent)

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

MOVED THAT council exit executive session at 8:17pm

MOTION CARRIED UNANIMOUSLY (8-1 absent)

3. ADJOURNMENT

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

MOVED THAT the meeting be adjourned at 8:17pm

MOTION CARRIED UNANIMOUSLY (8-1 absent)

Nicole Tillotson

City Clerk



Geneva City Council
Agenda Item Briefing

To: Geneva City Council
From: Chief Ron Eveland
Meeting Date: December 3rd, 2025
Item Title: Amendment to City of Geneva Municipal Code Section 335 – Vehicles and Traffic

Action Required:

An affirmative vote by council for the first reading of the proposed amendment to Geneva City Municipal Code Section 335.

Background:

The area of Washington Street between 101 Washington Street and 117-119 Washington Street has been a controversial topic for a number of years as it relates to property ownership and parking related matters. The Director of Public Works has established that this area is in fact city owned property and connected to Washington Street. The Director of Public Works and Chief of Police feel that creating a public parking lot in this location will create clarity amongst property owners, patrons, and the general public, and establish clear and consistent guidelines to when and where vehicles may lawfully park.

Alternatives:

Council could choose to not amend the municipal code which could lead to continued disputes over the space defined in this proposal.

Financial Impact:

Approximately \$2,500 annually for snow removal. Fine collection from parking violators.



ORDINANCE # 1-2026

AN ORDINANCE AMENDING CHAPTER 335 ENTITLED “VEHICLES & TRAFFIC” OF THE CITY OF GENEVA MUNICIPAL CODE

BE IT ORDAINED by the City Council of the City of Geneva, New York that Chapter 335, entitled “Vehicles & Traffic” of the City of Geneva Municipal Code be amended:

WHEREAS, the current section 335-17, entitled “Parking standing and stopping restrictions.” Indicates No special parking restrictions for the south side of Lower Washington Street between the intersection of Park Place and Pulteney Streets in the City except for “No parking from the west curb line of Park Place to a point 60 feet westerly”, and

WHEREAS, the City Director of Public Works has determined that the northern boundaries of properties at 101 Washington Street though 117-119 Washington Street are the South Street Line of Washington Street, and

WHEREAS, the City Director of Public Works has determined that the sidewalks and “parking” areas adjoining the northern boundaries of the properties at 101 Washington Street though 117-119 Washington Street are within the bounds of Washington Street, and

WHEREAS, the City Director of Public Works has determined that the sidewalks and “parking” areas adjoining the northern boundaries of the properties at 101 Washington Street though 117-119 Washington Street are located on property belonging to the City, and

WHEREAS, the City Director of Public Works recommends a two-hour parking limit be enacted for the South Side of Washington Street from 101 Washington Street though 117-119 Washington Street, effectively named as the Washington Street Parking Lot, two hour parking only, effective Monday through Friday 8:00 a.m. to 5:00 p.m., and

WHEREAS, the current section of 335-24, entitled “Parking time limits in public parking lots” prescribes time limits for specified public parking lots, and

NOW THEREFORE IT IS ORDAINED, as follows

Section 335-24 of the Geneva City Code, entitled “Parking time limits in public parking lots.” be and the same is hereby amended to include the following:

Washington Street Parking Lot: The parking of vehicles is hereby prohibited between the hours of 2:00 a.m. to 6:00 a.m. on Tuesday, Thursday, and Saturday from December 1 – April 1

The parking of vehicles is hereby prohibited to a period of no more than two hours, from 8:00 a.m. to 5:00 p.m., except on Saturdays and Sundays, as follows: Washington Street Parking Lot



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, City Comptroller

Meeting Date: December 3, 2025

Item Title: Resolution Amending the 2025 Sewer Fund Budget

Background:

As part of the City's ATAD capital project, the City uses a combination of bonded and grant funds that cover the cost of the project. The funding sources include a \$2,309,238 WIIA grant, an EFC Loan with 0% interest in the amount of \$6,927,712, and an additional EFC loan that will also be 0% interest is being worked on and that will be in the amount of \$7,095,761.

In 2025, there was a total of \$350,340 in expenses that did not qualify, so those expenses must be pulled from the sewer fund balance as they were above and beyond the scope of the project but were considered emergency purchases.

Koester Associates	\$270,000	Drive Replacements, Amwell
Koester Associates	\$80,340	Gearbox Installation, (3) Clarifiers

Financial Impact:

\$350,340 will be taken from the sewer fund balance and reallocated to the capital fund to offset costs not eligible for reimbursement. This leaves the sewer fund balance at \$2,078,444 (35% of total expenses in 2026).

Comptroller's Office

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 828-6582 - acblowers@cityofgeneva.ny.gov

RESOLUTION # 68– 2025
AMENDING THE 2025 SEWER FUND CAPITAL BUDGET

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

WHEREAS, the approved 2025 capital Budget document does not include funding for the ATAD project at the Wastewater Treatment Plant;

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

2025 Sewer Fund Balance	\$350,340
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ATAD – 008.8130.2022.2213	\$350,340
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Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, City Comptroller

Meeting Date: December 3, 2025

Item Title: Resolution Authorizing City Comptroller to Collect Tax Liens

Background:

Each year, fees are assessed for various city services that remain unpaid at the close of the fiscal year. At that time, those fees are added to the property's tax bill.

Alternatives:

None

Financial Impact:

Slight property tax levy increase.

Attachments:

List of properties that will have fees added to their tax bill.

Comptroller's Office

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 789-2114 - acblowers@geneva.ny.us - www.cityofgenevany.com

RESOLUTION # 69– 2025
AUTHORIZING CITY COMPTROLLER TO COLLECT TAX LIENS

WHEREAS, the City Comptroller has annually provided a list of properties in which there are certain accounts for housing inspections, grass cutting, rubbish removal and water charges, and in accordance with the City Charter must direct that a lien be placed upon these properties in order to allow the City to collect these bills in the same manner as taxes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York, that a lien be placed against the properties listed herein in the amount set forth and the City Comptroller levy, enforce and collect these liens in the same manner, at the same time and with the penalties as City taxes.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, City Comptroller

Meeting Date: December 5, 2025

Item Title: Resolution Amending the 2025 General Fund Budget Equipment Plan
-Fire Department Line-Item Transfer

Background:

The Geneva Fire Department is requesting a budget amendment to transfer funds within the 2025 General Fund. Specifically, \$9,886.21 will be moved from line item 3410.4045 – Training to 3410.2029 – Equipment for the purchase of a new fire training prop.

This training prop will enhance hands-on skill development and live scenario training for firefighters. While the expense directly supports training objectives, it is classified as equipment under accounting standards. This reallocation ensures the expenditure is recorded correctly and avoids potential audit irregularities.

Financial Impact:

There is no additional financial impact. The requested adjustment simply reclassifies existing budgeted funds from the training line to the appropriate equipment line to properly reflect the nature of the purchase.

Comptroller's Office

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 828-6582 - acblowers@geneva.ny.us

RESOLUTION # 70– 2025
AMENDING THE 2025 GENERAL FUND BUDGET – FIRE DEPARTMENT LINE ITEM TRANSFER

WHEREAS, the City of Geneva Fire Department identified the need to purchase a fire training prop to enhance firefighter skill development and live scenario training; and

WHEREAS, funds were originally budgeted under line item 3410.4045 – Training, but upon review it was determined that the expenditure qualifies as equipment and should be budgeted under 3410.2029 – Equipment to comply with proper accounting standards and avoid audit irregularities; and

NOW THEREFORE BE IT RESOLVED that the Geneva City Council hereby and in due form does amend the 2024 General Fund Budget as follows:

Account Description	Account Number	Amount
Decrease – Training	3410.4045	\$9,886.21
Increase – Equipment	3410.2029	\$9,886.21

This transfer reflects a reclassification of existing budgeted funds and results in no additional financial impact to the General Fund.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, Comptroller

Meeting Date: December 3, 2025

Item Title: RESOLUTION ESTABLISHING PUBLIC HEARING FOR THE SALE OF 32 MIDDLE STREET

Action Required: Conduct a public hearing to receive comment on the proposed sale of City-owned property located at 32 Middle Street, parcel number 104.8-3-3, to 36 Middle Street, LLC.

Background:

- The City of Geneva owns the parcel located at 32 Middle Street.
- The Property Acquisition and Disposition Committee recommended proceeding with the sale.
- City policy and New York State law require a public hearing before authorizing the sale of City-owned property.

Alternatives:

1. Proceed with Public Hearing (Recommended): Provides the public with an opportunity to comment on the proposed sale prior to Council action.
2. Delay Public Hearing: Would postpone consideration of the sale.
3. Decline to Hold Hearing: Would prevent moving forward with the sale of the parcel, leaving the property under City ownership.

Financial Impact:

- **Revenue:** The sale of the parcel will return the property to the tax rolls and generate sale proceeds.
- **Costs:** Standard legal and administrative costs for processing the sale.

Office of the Comptroller

Adam Blowers

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 789-2114 - acblowers@cityofgenevany.gov - www.cityofgenevany.gov

RESOLUTION #71-2025

ESTABLISHING PUBLIC HEARING FOR THE SALE OF 32 MIDDLE STREET

WHEREAS, pursuant to a tax foreclosure action conducted by the City of Geneva, the City has the right to acquire fee title to 32 Middle Street, parcel number 104.8-3-3 (the "Property"); and

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

WHEREAS, the Property Acquisition and Disposition Committee recommends the sale for the property located at 32 Middle Street; 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.

NOW, THEREFORE, BE IT RESOLVED, as follows:

That the Geneva City Council hereby sets a Public Hearing for **January 4, 2025, at 7:00 p.m. in the Geneva City Hall Council Chambers** for the purpose of receiving public comment on the proposed sale of the 32 Middle Street; 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.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Amie Hendrix, City Manager

Meeting Date: December 3, 2025

Item Title: RESOLUTION ESTABLISHING PUBLIC HEARING TO DISCUSS CHANGE OF USE OF LOOMIS WOODS

Action Required: Conduct a public hearing to receive comment on the proposed direction of the City to entertain a purchase offer for Loomis Woods, located on Carter Road.

Background:

- The City of Geneva owns 15 acres of land called Loomis Woods. That's intended use is part of Chapter 247 of City Code, Parks and Recreation.
- As the City has committed to increasing housing in the City of Geneva, this property could be utilized for future housing development.
- Prior to launching a full park divestment strategy for this parcel of land and pursuing sale of this parcel, the City Council would like to hear from the public regarding this proposal.
- Ontario County Soil and Water has been working with the City on developing storm water retention strategies in this parcel to assist in remediation of weather event impact.
- City policy and New York State law will require a public hearing before authorizing the sale of City-owned property.

Alternatives:

1. Delay Public Hearing: Would postpone consideration of divestment of this parcel.

Financial Impact:

- **Revenue:** The sale of the parcel will return the property to the tax rolls and generate sale proceeds.
- **Costs:** Standard legal and administrative costs for processing the sale and legislative actions related to park divestment procedures.

Office of the City Manager

Amie M. Hendrix

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 789-2114 - acblowers@cityofgenevany.gov - www.cityofgenevany.gov

RESOLUTION # -72 2025

**ESTABLISHING PUBLIC HEARING FOR COMMENT ON CHANGE IN USE FOR LOOMIS WOODS
FROM CITY PARK AND RECREATION AREA TO SALE FOR HOUSING**

WHEREAS, the Property known as Loomis Woods is currently indicated as a park and recreation area; and

WHEREAS, the Property Acquisition and Disposition Committee has received a potential purchase offer for the sale of this property which is not currently on the listed sales; and

WHEREAS, exploration of selling this parcel will require a full legal review and will follow New York State parkland alienation procedures; and

WHEREAS, to ensure that City Council is responsive to the members of public prior to utilizing resources to review a strategy to divest from this property pursuant to the New York State Parkland Alienation law;

NOW, THEREFORE, BE IT RESOLVED, as follows:

That the Geneva City Council hereby sets a Public Hearing for January 4, 2025, at 7:00 p.m. in the Geneva City Hall Council Chambers for the purpose of receiving public comment on the proposed change in use of Loomis Woods to become housing; 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.



Geneva City Council
Agenda Item Briefing

To: Geneva City Council

From: City Manager, Amie Hendrix

Meeting Date: December 3, 2025

Item Title: Resolution Continuing the Appointment of Kate Ott, RN MPH, Local Health Officer for the City of Geneva

Action Required:

This resolution requires an affirmative vote by the majority of City Councilors.

Background:

Staff is proposing to continue a Shared Services Initiative with Ontario County to share and coordinate the services of the Public Health Director of Ontario County to act as the Local Health Officer for the City of Geneva for a term of four years.

Alternatives:

Council may elect not to pursue this effort at this time.

Financial Impact:

There is no cost to the City for this effort.

City Manager's Office

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
ahendrix@cityofgeneva.ny.gov

RESOLUTION # 73-2025

RESOLUTION CONTINUING THE APPOINTMENT OF KATE OTT, RN MPH AS LOCAL HEALTH OFFICER FOR THE CITY OF GENEVA

WHEREAS, in an effort to comply with the Shared Services Initiative, Ontario County and the City of Geneva have identified an opportunity to share and coordinate the services of Kate Ott, RN MPH, the Public Health Director of Ontario County, to continue to act as the Local Health Officer for the City of Geneva; and

WHEREAS, the City of Geneva wishes to continue the appointment of Kate Ott, RN MPH, the Ontario County Public Health Director as the City Local Health Officer; and

WHEREAS, the Ontario County Public Health Director, Kate Ott, RN MPH agrees to act as the Local Health Officer for the City of Geneva, thereby eliminating the need for the City to appoint and pay a local health officer; and

WHEREAS, part BBB of Chapter 59 of the Laws of 2017 specifically authorizes cooperating municipalities to enter into shared services agreements; and

WHEREAS, the parties wish to continue their Shared Services Agreement providing for the appropriate service.

NOW, THEREFORE BE IT RESOLVED, that Kate Ott, RN MPH, in furtherance of this appointment, will investigate complaints of public health nuisances arising with the City and when necessary to resolve said nuisances will present the facts and recommendations to the City Council for their decision and enforcement action and the payment of any costs to abate a public health nuisance shall be a City cost; and

BE IT FURTHER RESOLVED, the duration of appointment will begin January 1, 2026 and will end on December 31, 2029.

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

REGULAR COUNCIL MEETING

November 5, 2025 – 7:00 PM

City Hall – 2nd Floor Council Room

47 Castle Street

Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. EXECUTIVE SESSION

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

MOVED THAT council move to executive session at 6:00pm to discuss collective bargaining, proposed, pending, or current litigation, and the proposed sale of real property

MOTION CARRIED UNANIMOUSLY (6-3 absent)

ACTION TAKEN by Clr. Grimaldi; seconded by Mayor Valentino

MOVED THAT council exit executive session at 6:55pm

MOTION CARRIED UNANIMOUSLY (6-3 absent)

2. ROLL CALL

Present: Clr. Whitfield, Clr. Moracco (via Zoom), Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer, Clr. Lavin, Clr. Brennan

Absent:

3. PUBLIC HEARING – Sale of City Owned Property – 595 South Exchange Street

Mayor Valentino opened the public hearing at 7:02pm

Christine Hoffman, of 25 N. Brook St. shared that she was speaking as an individual in support of the sale of 595 S. Exchange Street. Ms. Hoffman attended the public information session, where she was able to view site plans and have her questions answered. Ms. Hoffman recalled the need in Geneva for affordable housing, noting that this project addresses the need of affordable housing for working people. She sees this as an opportunity to fill the parcel with positive development enhancing the City's street scape. In closing she urged City Council to approve the sale of this property.

Charles King, Ward 2 read the following comments:

I enjoyed attending the October 22nd information session on this project. Looking at the architectural drawings that depict daytime colors, the four contrasting colors on the front of the building are in extreme contrast, red to yellow to gray to orange. I realize these are just mockups, but I would caution the city against anything that goes too far into a circus tent paneling aesthetic; 41 Lakefront, the former Ramada, has gone too far in that not very subtle direction and shouldn't be the model for any nearby building. It would probably be easy to go with standard brick colors, like red brick, pink brick, brown brick, and black or tan without venturing too far into the gray, orange or yellow.

If not actual brick, the siding should be actual brick colors. Because the back of the building is going to face 5&20, it is important not to skimp on appearances from the rear. I didn't like the fact that the drawings showed 4 alternating colors in front and only 3 alternating colors in back. The sides should match.

I want to note for the record that all the elevations we looked at on October 22nd were no more than three stories tall. This is a large building, over a football field in length, a whole city block.

I'll echo the sentiments of the public comments made before a small fragment of the Planning Board in 2023 during the hearing to merge these three lots into one, which were generally in three groups. *1) please don't make this a giant, monolithic building that makes downtown feel claustrophobic. *2) please preserve the historical aesthetics of Geneva. And *3) please share with the public a 20 or 30 year cash flow projection that shows how the city will actually benefit from this project.

I think Geneva would like this project only if it's a fair deal. There aren't that many households in Geneva; every time someone says a million dollars that's two hundred dollars per household. We hear numbers like \$30 million and terms like "public/private partnership" and thrown around without context or math: who's providing the money? Will there be bonds and debt costs? Will there be a Pilot: Payments in Lieu of Taxes?

How many decades will the Pilot tax breaks last? Will it be on the scale of microenterprise grants that our own downtown businesses have access to, which are max \$6,000 per full-time employee per year but usually much lower, or will this be another exorbitantly high tax break for an out-of-town developer? Yes, we want this to be "not zero but something," as the City Manager rightly says. But, some of the massive central planning projects we've signed on for, seem to have become not zero but in the red for decades for the benefit of only out-of-town developers. I think as a community we're willing to make some modest sacrifices in order to add workforce housing, but if we're investing millions of dollars, servicing massive debt for decades, and getting no taxes for 20 to 30 years, while needing to upgrade our government infrastructure to grow the population by 1½% without meaningfully growing the tax base by 1½%, the taxpayers, pony up the difference, millions of dollars for one housing project. Please provide the public with full cash flow projections based on the full financial picture, including terms of partnership, grants, Pilots, and debt.

It sounds like this will be apartments, not condos, but the line between those two things is gray, and Council should make sure that this project is not double-dipping into local tax breaks with the condo tax loophole.

At American Legion, they assured the Planning Board over Zoom during pandemic that their 52 townhouses would not be condominiums for tax purposes and then turned around and made them all condominiums, massive tax breaks for half million dollar homes, not really getting much onto the tax rolls. One of the reasons I record Planning Board meetings and ZBA meetings that I attend now is because the press no longer attend and I've grown tired of hearing lies during board meetings that no one has the will or the power to confirm or follow up on. If you're listening to me and you're new and coming into Council, please take my advice and start filming and putting every one of the ZBA, PB, IDA, and LDC meetings on Youtube if they are not already there. These are multi-million-dollar decisions that have been made in smoke-filled rooms for years. This is the opposite of transparent government and highlights how dysfunctional Council has made the process.

For the Planning Board's OEO subdivision meetings in the first half of 2023 that discussed and merged the 3 OEO lots into one, 100% of those meetings were convened without a legal quorum, which feels like the City of Geneva's government in a nutshell.

Can Geneva get a fair deal at 595 South Exchange? I hope so, but by having inactive, secretive, uneducated rubber stamp steps in the process, we telegraph to our business partners that we are the world's weakest negotiators. They in turn make Geneva their lowest priority when it comes to actually building. Council should set up a fully transparent system whereby projects like this move through the system with informed, trained, attended boards who enforce simple rules to stay transparent and follow the documents that the City has adopted as its codes for building, planning, and fair dealing. This includes the comprehensive plan, which is still brand new in its box on the shelf, and Tenet 15 of the Code of Ethics, which might need to be taken out of the trash when the new year rolls around if the city hopes to attract thoughtful volunteers to serve on boards.

To end on a positive note, Fred Brockway was the loveliest of human beings and everyone who did the 24 hour theater projects at the Smith was super fortunate to get a chance to interact with him. His memory will be a blessing.

Joshua Frass of 79 Brook Street shared that he is not for or against the project, and raised concerns about this project meeting the same fate as Lakeview. He noted that this project will be funded through NYS HCR, the same funding that Lakeview was looking at. Mr. Frass explained the funding structure, noting that this project doesn't include any supportive housing, and thinks the state may require that to be added, which could lead to the same outcome of the Lakeview project. Mr. Frass then noted that the design of the building is good, with some historic features. He raised concerns about the cost of brick, and the lack of parking in this project. He then addressed the anticipated PILOT, and reviewed 581A lower assessment programs, where the State will give a tax abatement to the project, if the IDA doesn't approve the project's PILOT.

Trey Arbor, of Pivotal introduced himself as the developer of the OEO Site. He reviewed the timeline, from responding to an RFQ, and current subcommittee work. He reviewed Pivotal's background as a developer, owner, operator of similar properties. He then described the 64 Unit development with three floors along Exchange St, and four facing the lake. He explained that the development itself is very long, over 300 feet, Noting the goal of knitting Exchange Street together, filling the gaping hole that has existed there. Mr. Arbor shared that the project will be applying for tax credits in the spring, and believes they have a strong application.

There being no one appearing to speak, the mayor closed the public hearing at 7:20pm.

4. PUBLIC HEARING – Supporting the Liquid Orchard CDBG Grant Application

Mayor Valentino opened the public hearing at 7:21pm. With no comment offered at this time, he closed the public hearing at 7:21pm.

5. PROCLAMATION – Fred Brockway

6. PROCLAMATION – Extra Mile Day

7. PRESENTATION – Grant Overview

Assistant City Manager Youngs provided an overview of the City's grants process, recalling the need for dedicated grant capacity. She explained that external funding is important to many City projects, and described the staff time required from application thorough reporting and management throughout the grant. She explained that a single grant can take 140 hours to write, and more time to manage. She shared that a lot of grant work is absorbed by staff, due to limited reimbursement. Assistant City Manager Youngs recalled information shared during the budget process of the benefits of a dedicated grant writer improving award volume. She explained that adding dedicated grant writing would increase grant awards.

Mayor Valentino echoed thanks to staff for all of their efforts to secure grants.

8. DISCUSSION – e-Bikes

Councilor Petropoulos reviewed previous conversations on e-bike etiquette. He explained that he would like to see Council create local laws to enhance penalties to operators. Chief Eveland reiterated that e-bikes aren't a Geneva problem, rather a nationwide problem. The Chief explained that these machines present a less expensive mode of transportation, presenting issues when not operated safely. He also shared that no pedestrians have been stuck by e-bikes in the City. Recently, the Police Department implemented zero tolerance related to e-bike safety violations. Chief Eveland explained that e-bikes are not permitted on the roadway if the operator is under 16 years old, they can't operate on sidewalk, have to obey traffic laws, and are required to have lights. Councilor Petropoulos commended Chief Eveland for putting out safety literature for e-bikes. Councilor Petropoulos explained that he would like to see fines up to and including, "you can't have your e-bike." Councilor Pealer wondered why the state says e-bikes can't be licensed. Councilor Petropoulos explained that as of right now, there is no authority to ask for registration, but there is

some legislation in Albany. Councilor Pealer agreed that bike safety is an issue. discussion followed. Chief Eveland reviewed safety education efforts. Councilor Gillotte shared that he's received complaints recently around e-bikes and safety. Councilor Pealer wondered about impairment of e-bike operators. Chief Eveland explained that they will get tickets, through impairment. Discussion followed around age limits, noting that tickets can't be issued to minors, only parents can be issued tickets if they are with their children while they operating in violation. Councilor Brennan wondered what the municipality can do to help the Police Department. Chief Eveland suggested bike lanes, or total restriction. Councilor Petropoulos suggested if a ticket is issued, they can go to training, and let the ticket go. He also suggesting safety courses similar to boating safety, hunting safety training.

9. DISCUSSION – East Washington Street Parking

Chief Eveland recalled parking issues in the area of Monacos, between the business and a neighbor. He recalled previous council considering turning the area into a parking lot. Chief Eveland and Director Venuti believe the best thing the City can do is turn the area into a Public Parking Lot. It would have minimal financial impacts, estimating about \$2,500 for plowing and salting annually, and the Police Department would take over enforcement. Councilor Brennen supported the Chief and Director Venuti's suggestion. Councilor Petropoulos recalled the confusing signs in the Castle Street lot leading to a complaint recently. Councilor Pealer looked for confirmation that the current parking spaces in question are public, Chief Eveland confirmed that they are. Councilor Pealer wondered what would stop this irrational person from declaring spaces in a newly created lot his own, repackaging the problem. Chief Eveland explained that it would provide more clarity around who owns the property. He believes that having it clearly established, lined and signed would help, and acknowledged that the individual could continue to create issues. City Manager Hendrix recalled the last time this came up, noting that there is confusing signage others have put up on City property, leading to confrontation. She recommended moving forward with a parking lot, Mayor Valentino agreed.

10. CONSIDERATION OF MEETING MINUTES

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

MOVED THAT the minutes of the September 23, September 30, October 1, October 7, October 14, and October 21, 2025 Council Meetings be approved

MOTION CARRIED UNANIMOUSLY

11. PUBLIC COMMENT

Tina Rossman, and others spoke on behalf of Ontario Cares. They explained that the organization was previously known as The Partnership for Ontario County, and explained their continued investment in the City of Geneva and the entire County, which the organization has served for nearly three decades. Ontario Cares works with the community through counseling and prevention programs, operating several youth programs. Some growing and thriving programs include Youth Court and Youth Club House Epic Zones, a safe and welcome space for teens. They shared that Ontario Cares recently purchased 81 North St to serve as Geneva's Epic Zone site, and invited Council to visit before renovations occur, and welcomed them to an open house on December 2, from 4pm to 6:30pm to walk through the space and see where dreams begin. In closing the group thank Council for their support.

12. CITY MANAGER REPORT

Hiring Updates

- We will be welcoming a new police officer on November 14th as Mr. Edward Ely will join the department as a lateral transfer from Wayne County.
- We have posted an external opportunity for a building maintenance worker.

Trainings

Performance Evaluations: Members of our Management and Unrepresented teams are participating in a two-hour training on Performance Evaluations. This training focuses on how to provide feedback, receive feedback and utilize our performance review tool.

Opportunity to attend International City/County Management Association conference with over 5,000 peers in local government. Staff were able to attend sessions on civic engagement, priority-based budgeting, AI use in local government, inclusivity in economic development, employee retention and engagement, transforming organizational culture, how to make a difference in local government, and much more.

Fabrication of Electric Box at the Lakefront

City staff fabricated and installed a new electric panel at lakefront. This work was completed by various members of our team including our electrician and seasonal staff electrician/retiree. By fabricating and installing this panel the City saved ~\$35,000 doing the work in house. In 2026 and beyond we have two additional panels that will need to be installed. This will need to be done in coordination with an outside electrician along with our staff.

Tech Farm Two

The City celebrated the completion of the Cornell Agriculture and Food Technology Park Corporation's (CAFTPC) Tech Farm II expansion, a project that will double the park's current capacity and further bolster food, beverage and agricultural innovation in the Finger Lakes. Welcomed two new businesses Liquid Orchard and FreezCake.

Town Gown Community of Practice

The City Manager joined the Partners for Campus-Community Engagement for a three-part series of Government and Community Relations Community of Practice. I am co-facilitation with Kendy Alvarez the Mayor of Lewisburg Borough PA. Together with the program participants we discuss the roles, benefits, and challenges of living in a community with Higher Education Partners. The virtual sessions occur on the first Thursday of the month through December.

Community Conversations

The November Community Conversation will be the week of November 17 and will feature our Human Resources Director, Jennifer Slywka.

Girl Scouts Takeover of City Hall

The City Manager and Assistant City Manager were joined by 25 girl scouts on election night as they learned about civic engagement and local government. The elementary students enjoyed using council chambers to learn about what happens in City Hall. With gifts from City team members, the girls discussed how to be a part of government, what they would like to do if they were to become president, and how to work together to focus on results.

Madias Property

The demolition permits have been approved, and Sessler Corporation will be demolishing all but the laundromat space, which the owner will secure to meet code requirements. The demolition is slated for the middle of November.

Bench Program

After a community request for another lakefront bench, the Assistant City Manager and staff have been reviewing and working through our bench program to better understand whether and how it can be expanded. The current program allows for 35 benches along the lakefront, with additional benches located in other parks.

The team is working towards a strategy that balances four key goals: avoiding visual clutter along the lakefront, ensuring the program remains sustainable, allowing for proper groundskeeping between amenities, and continuing to offer opportunities for community participation. This proposal will soon go to council for consideration.

Fall Debris and Leaves

Pick up of fall debris and leaves is now occurring throughout the City. Thank you for your patience as debris pick up is part of one of the many roles and responsibilities of the Public Works teams and with recent storms, pick up may be delayed.

Gazebo Replacement

The partnership with Geneva Community Projects to replace the lakefront gazebo will began this fall with the demolition of the existing structure. The new structure is funded with City funding allocated in 2025 as well as through funding provided by GCP.

Doran Avenue Bridge Completion

The pedestrian bridge over Doran Avenue has now been installed as a part of the Recreational Trails Program grant for the Geneva Rail Trail project.

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

Superintendent Braman presented the following ordinance for a second reading:

Chapter 277. Sanitary Sewers

Article II. Use of Public Sewers Required

§ 277-4. Use of natural outlet prohibited.

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

§ 277-4.

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

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

2. SUMP PUMP INSPECTIONS AND CERTIFICATES.

A. INSPECTION AND CERTIFICATE REQUIRED UPON SALE

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

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

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

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

(4) **Notice of Violation; time to Remediate:** If a violation is discovered during the inspection, the property owner shall be mailed a Notice of Violation within five (5) business days of the inspection which shall clearly describe the violation and the remedial action needed for compliance, and which shall provide 21 calendar days for the sump pump connection to be brought into compliance.

(5) **Penalties for Failure to Obtain Certificate or to Timely Remediate Violation:** Any person who fails to apply for and obtain a Certificate of Sump Pump Compliance as required by this Ordinance shall be subject to the penalties set forth in this Ordinance. Any person who timely applies for a Certificate, is found to be in violation, and fails to remediate the violation within 21 calendar days, shall be subject to the penalties set forth in Section 4 of this Ordinance. If a seller of a property fails to comply with this or any section of this Ordinance, the seller and

the new owner after the sale will be jointly and severally responsible for said compliance and all resulting penalties.

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

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

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

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

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

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

3. RIGHT OF ENTRY AND RIGHT TO INSPECT

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

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

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

4. PENALTIES FOR OFFENSES

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

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

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

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

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

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

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

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

(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. Gillotte; seconded by Clr. Petropoulos

MOVED THAT this ordinance be approved

MOTION CARRIED UNANIMOUSLY

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

Superintendent Braman presented the following ordinance for a second reading:

Chapter 350. Zoning

Part 2. District and Use Regulations

Article VII. Additional Use Regulations

§ 350-7.10. Fences, hedges and walls.

A.

Residential districts.

(1)

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

(2)

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

REVISION: remove rear and add FRONT

B.

All other districts.

(1)

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

(2)

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

(3)

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

C.

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

D.

General requirements.

(1)

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

(2)

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

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

MOVED THAT this ordinance be approved

MOTION CARRIED UNANIMOUSLY

15. RESOLUTION – Sale of City Owned Property – 595 South Exchange Street

City Manager Hendrix presented the following resolution:

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.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

16. RESOLUTION – Supporting the CDBG Economic Development Grant Application 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 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.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

17. RESOLUTION – Standard Workday for Elected Officials

Clerk Tillotson presented the following resolution:

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.

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

MOVED THAT this resolution be approved

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

 Abstain - Clr. Pealer

MOTION CARRIED (8-1 abstain)

18. RESOLUTION – City Manager Contract

Mayor Valentino presented the following resolution:

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 11/100 Dollars (\$146,750) 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.

Mayor Valentino read comments in support of City Manager Hendrix from Ray Ciancaglini calling her supportive, available, willing to listen and act accordingly for the City. He also applauded her commendable support of the Police Department during these challenging times.

Councilor Lavin shared that he is a big supporter of extending City Manager Hendrix's contract, and that Council owes her a promise of ore and better direction moving forward, and that he's looking forward to keeping the same City Manager on for years to come.

ACTION TAKEN by Mayor Valentino; seconded by Clr. Petropoulos

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

19. RESOLUTION – Adopting Three Administrative policies: FOIL Notification, Personnel Records, and City of Geneva Community Calendar Event Posting Policies

City Manager Hendrix presented the following resolution:

WHEREAS, a best practice of government operations is to have standard operating procedures and policies, and

WHEREAS, city policies and procedures have not always been well documented and accessible, and

WHEREAS, in an attempt to ensure transparent policy adoption of current city practices staff have dedicated time to policy review and development, and

WHEREAS, The Freedom of Information Law Employee Notification Policy, Personnel Records Policy, and City of Geneva Community Calendar Event Posting Policy have been crafted by the respective responsible departments and further offered for review by City staff and leaders of all collective bargaining units, and

WHEREAS the full policies are included below and will be posted on the Administrative Policies page of the City of Geneva website, now therefore it be

RESOLVED, on recommendation, the The Freedom of Information Law Employee Notification Policy, Personnel Records Policy, and City of Geneva Community Calendar Event Posting Policy are hereby adopted and shall be added to a City Administrative Policy Manual.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

20. BOARD AND COMMISSION APPOINTMENTS

ACTION TAKEN by Mayor Valentino; seconded by Clr. Gillotte

MOVED THAT Jan Regan be appointed to fill the vacancy of County Supervisor (Wards 3 & 4)

MOTION CARRIED UNANIMOUSLY

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

MOVED THAT Tamarie Cataldo be reappointed to the Board of Assessment Review, Mike Reeder be appointed to the IDA Board, and Ella Skinner be appointed to the LDC Board

MOTION CARRIED UNANIMOUSLY

21. MAYOR AND COUNCIL REPORTS

Councilor Brennan shared that the Shade Tree Committee has been very busy, and that a donation of \$450 for firewood sales was submitted by Tom Burrall today. Recently the Shade Tree Committee made arrangements with the colleges and homeowners to plant 45 trees.

Councilor Lavin shared that he attended a recent IDA meeting and was disappointed to find it's losing money, and believes that it will be a challenge for the new council to figure out the relationship between the City and the IDA. He explained that IDA owns the GEDC, and needs to confront that project which will raise issues. He also raised concerns about City Manager as Executive Director of the IDA that rents below market to DPW, and isn't spending PILOT money on Economic Development. Councilor Lavin has requested to be on the next IDA agenda to speak on these issues.

Councilor Pealer shared that the Planning Board had an uneventful meeting, approving a subdivision of property on Conover Street that the City recently sold.

Councilor Grimaldi had nothing to report.

Councilor Gillotte shared that the Police Budget Advisory Board's next meeting will be held on November 18. The Board offered thanks to Council for the budget additions that will help the Police Department meet some of their current needs, and looks forward to addressing many of the unaddressed areas moving forward.

Councilor Petropoulos shared that the LDC met today, where Drumstock deemed a success with doubled attendance. The LDC will continue fundraising efforts for that annual event. The BID issued their quarterly report to the LDC, and will continue beautification. He shared information about two upcoming ribbon cuttings, and that the BID is planning a Winterfest in February. The LDC also decided that a Neighbors together meeting will be held in December. Councilor Petropoulos attended the Neil Sjoblom Photography 50-year ribbon cutting, and Senator Helming's ceremony honoring veterans. He also attended OEO Informational presentation, and raised concerns about a panhandler in the City. Councilor Petropoulos called FLACRA outreach, looking for resources for the panhandler. He then gave a shout out to Colt Street Halloween, the fire prevention inspection, and Ontario Cares.

Councilor Moracco had no updates, and thanked Council for allowing him to zoom in tonight.

Councilor Whitfield read a statement expressing heartfelt gratitude for the trust, encouragement and belief in his vision. He gave thanks to those standing with him, offering unwavering support. Councilor Whitfield gave a very special shout out to the Democratic Committee, HWS students for their special help, and appreciated Ben Gummo for listening, and welcomed Jan Regan. Councilor Whitfield shared that Mt. Calvary Church of God and Christ, at 21 Milton St. will hold a Thanksgiving dinner on Friday November 21 at 5:30, for all to join.

Mayor Valentino shared that it was a pleasure to meet with Ethics Board members, and that their immediate needs will be addressed by staff. He explained that the board is committed to staying neutral and unbiased, and is looking forward to continuing on with their mission. He then offered Congratulations to Hobart Men's Hockey, as they are off to a great start. Lastly, Mayor Valentino offered thanks to the City Clerk for working through being short staffed.

22. ADJOURNMENT

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Grimaldi
MOVED THAT the meeting be adjourned at 8:28pm
MOTION CARRIED UNANIMOUSLY

Nicole Tillotson
City Clerk

DRAFT

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

NOVEMBER 13, 2025 – 6:00 PM

City Hall – 2nd Floor Conference Room

47 Castle Street

Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

Present: Clr. Whitfield (arrived at 6:08pm), Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi (arrived at 6:11pm), Clr. Lavin, Clr. Brennan

Absent: Clr. Pealer

2. EXECUTIVE SESSION

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

MOVED THAT council move to executive session at 6:01pm to discuss the proposed sale or exchange of securities held by such public body

MOTION CARRIED UNANIMOUSLY (6-3 absent)

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

MOVED THAT council exit executive session at 8:17pm

MOTION CARRIED UNANIMOUSLY (8-1 absent)

3. ADJOURNMENT

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

MOVED THAT the meeting be adjourned at 8:17pm

MOTION CARRIED UNANIMOUSLY (8-1 absent)

Nicole Tillotson

City Clerk



Geneva City Council
Agenda Item Briefing

To: Geneva City Council
From: Chief Ron Eveland
Meeting Date: December 3rd, 2025
Item Title: Amendment to City of Geneva Municipal Code Section 335 – Vehicles and Traffic

Action Required:

An affirmative vote by council for the first reading of the proposed amendment to Geneva City Municipal Code Section 335.

Background:

The area of Washington Street between 101 Washington Street and 117-119 Washington Street has been a controversial topic for a number of years as it relates to property ownership and parking related matters. The Director of Public Works has established that this area is in fact city owned property and connected to Washington Street. The Director of Public Works and Chief of Police feel that creating a public parking lot in this location will create clarity amongst property owners, patrons, and the general public, and establish clear and consistent guidelines to when and where vehicles may lawfully park.

Alternatives:

Council could choose to not amend the municipal code which could lead to continued disputes over the space defined in this proposal.

Financial Impact:

Approximately \$2,500 annually for snow removal. Fine collection from parking violators.



ORDINANCE # 1-2026

AN ORDINANCE AMENDING CHAPTER 335 ENTITLED “VEHICLES & TRAFFIC” OF THE CITY OF GENEVA MUNICIPAL CODE

BE IT ORDAINED by the City Council of the City of Geneva, New York that Chapter 335, entitled “Vehicles & Traffic” of the City of Geneva Municipal Code be amended:

WHEREAS, the current section 335-17, entitled “Parking standing and stopping restrictions.” Indicates No special parking restrictions for the south side of Lower Washington Street between the intersection of Park Place and Pulteney Streets in the City except for “No parking from the west curb line of Park Place to a point 60 feet westerly”, and

WHEREAS, the City Director of Public Works has determined that the northern boundaries of properties at 101 Washington Street though 117-119 Washington Street are the South Street Line of Washington Street, and

WHEREAS, the City Director of Public Works has determined that the sidewalks and “parking” areas adjoining the northern boundaries of the properties at 101 Washington Street though 117-119 Washington Street are within the bounds of Washington Street, and

WHEREAS, the City Director of Public Works has determined that the sidewalks and “parking” areas adjoining the northern boundaries of the properties at 101 Washington Street though 117-119 Washington Street are located on property belonging to the City, and

WHEREAS, the City Director of Public Works recommends a two-hour parking limit be enacted for the South Side of Washington Street from 101 Washington Street though 117-119 Washington Street, effectively named as the Washington Street Parking Lot, two hour parking only, effective Monday through Friday 8:00 a.m. to 5:00 p.m., and

WHEREAS, the current section of 335-24, entitled “Parking time limits in public parking lots” prescribes time limits for specified public parking lots, and

NOW THEREFORE IT IS ORDAINED, as follows

Section 335-24 of the Geneva City Code, entitled “Parking time limits in public parking lots.” be and the same is hereby amended to include the following:

Washington Street Parking Lot: The parking of vehicles is hereby prohibited between the hours of 2:00 a.m. to 6:00 a.m. on Tuesday, Thursday, and Saturday from December 1 – April 1

The parking of vehicles is hereby prohibited to a period of no more than two hours, from 8:00 a.m. to 5:00 p.m., except on Saturdays and Sundays, as follows: Washington Street Parking Lot



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, City Comptroller

Meeting Date: December 3, 2025

Item Title: Resolution Amending the 2025 Sewer Fund Budget

Background:

As part of the City's ATAD capital project, the City uses a combination of bonded and grant funds that cover the cost of the project. The funding sources include a \$2,309,238 WIIA grant, an EFC Loan with 0% interest in the amount of \$6,927,712, and an additional EFC loan that will also be 0% interest is being worked on and that will be in the amount of \$7,095,761.

In 2025, there was a total of \$350,340 in expenses that did not qualify, so those expenses must be pulled from the sewer fund balance as they were above and beyond the scope of the project but were considered emergency purchases.

Koester Associates	\$270,000	Drive Replacements, Amwell
Koester Associates	\$80,340	Gearbox Installation, (3) Clarifiers

Financial Impact:

\$350,340 will be taken from the sewer fund balance and reallocated to the capital fund to offset costs not eligible for reimbursement. This leaves the sewer fund balance at \$2,078,444 (35% of total expenses in 2026).

Comptroller's Office

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 828-6582 - acblowers@cityofgeneva.ny.gov

**RESOLUTION # 68– 2025
AMENDING THE 2025 SEWER FUND CAPITAL BUDGET**

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

WHEREAS, the approved 2025 capital Budget document does not include funding for the ATAD project at the Wastewater Treatment Plant;

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

2025 Sewer Fund Balance	\$350,340
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ATAD – 008.8130.2022.2213	\$350,340
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Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, City Comptroller

Meeting Date: December 3, 2025

Item Title: Resolution Authorizing City Comptroller to Collect Tax Liens

Background:

Each year, fees are assessed for various city services that remain unpaid at the close of the fiscal year. At that time, those fees are added to the property's tax bill.

Alternatives:

None

Financial Impact:

Slight property tax levy increase.

Attachments:

List of properties that will have fees added to their tax bill.

Comptroller's Office

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 789-2114 - acblowers@geneva.ny.us - www.cityofgenevany.com

RESOLUTION # 69– 2025
AUTHORIZING CITY COMPTROLLER TO COLLECT TAX LIENS

WHEREAS, the City Comptroller has annually provided a list of properties in which there are certain accounts for housing inspections, grass cutting, rubbish removal and water charges, and in accordance with the City Charter must direct that a lien be placed upon these properties in order to allow the City to collect these bills in the same manner as taxes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York, that a lien be placed against the properties listed herein in the amount set forth and the City Comptroller levy, enforce and collect these liens in the same manner, at the same time and with the penalties as City taxes.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, City Comptroller

Meeting Date: December 5, 2025

Item Title: Resolution Amending the 2025 General Fund Budget Equipment Plan
-Fire Department Line-Item Transfer

Background:

The Geneva Fire Department is requesting a budget amendment to transfer funds within the 2025 General Fund. Specifically, \$9,886.21 will be moved from line item 3410.4045 – Training to 3410.2029 – Equipment for the purchase of a new fire training prop.

This training prop will enhance hands-on skill development and live scenario training for firefighters. While the expense directly supports training objectives, it is classified as equipment under accounting standards. This reallocation ensures the expenditure is recorded correctly and avoids potential audit irregularities.

Financial Impact:

There is no additional financial impact. The requested adjustment simply reclassifies existing budgeted funds from the training line to the appropriate equipment line to properly reflect the nature of the purchase.

Comptroller's Office

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 828-6582 - acblowers@geneva.ny.us

RESOLUTION # 70– 2025
AMENDING THE 2025 GENERAL FUND BUDGET – FIRE DEPARTMENT LINE ITEM TRANSFER

WHEREAS, the City of Geneva Fire Department identified the need to purchase a fire training prop to enhance firefighter skill development and live scenario training; and

WHEREAS, funds were originally budgeted under line item 3410.4045 – Training, but upon review it was determined that the expenditure qualifies as equipment and should be budgeted under 3410.2029 – Equipment to comply with proper accounting standards and avoid audit irregularities; and

NOW THEREFORE BE IT RESOLVED that the Geneva City Council hereby and in due form does amend the 2024 General Fund Budget as follows:

Account Description	Account Number	Amount
Decrease – Training	3410.4045	\$9,886.21
Increase – Equipment	3410.2029	\$9,886.21

This transfer reflects a reclassification of existing budgeted funds and results in no additional financial impact to the General Fund.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, Comptroller

Meeting Date: December 3, 2025

Item Title: RESOLUTION ESTABLISHING PUBLIC HEARING FOR THE SALE OF 32 MIDDLE STREET

Action Required: Conduct a public hearing to receive comment on the proposed sale of City-owned property located at 32 Middle Street, parcel number 104.8-3-3, to 36 Middle Street, LLC.

Background:

- The City of Geneva owns the parcel located at 32 Middle Street.
- The Property Acquisition and Disposition Committee recommended proceeding with the sale.
- City policy and New York State law require a public hearing before authorizing the sale of City-owned property.

Alternatives:

1. Proceed with Public Hearing (Recommended): Provides the public with an opportunity to comment on the proposed sale prior to Council action.
2. Delay Public Hearing: Would postpone consideration of the sale.
3. Decline to Hold Hearing: Would prevent moving forward with the sale of the parcel, leaving the property under City ownership.

Financial Impact:

- **Revenue:** The sale of the parcel will return the property to the tax rolls and generate sale proceeds.
- **Costs:** Standard legal and administrative costs for processing the sale.

Office of the Comptroller

Adam Blowers

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 789-2114 - acblowers@cityofgenevany.gov - www.cityofgenevany.gov

RESOLUTION #71-2025

ESTABLISHING PUBLIC HEARING FOR THE SALE OF 32 MIDDLE STREET

WHEREAS, pursuant to a tax foreclosure action conducted by the City of Geneva, the City has the right to acquire fee title to 32 Middle Street, parcel number 104.8-3-3 (the "Property"); and

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

WHEREAS, the Property Acquisition and Disposition Committee recommends the sale for the property located at 32 Middle Street; 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.

NOW, THEREFORE, BE IT RESOLVED, as follows:

That the Geneva City Council hereby sets a Public Hearing for **January 4, 2025, at 7:00 p.m. in the Geneva City Hall Council Chambers** for the purpose of receiving public comment on the proposed sale of the 32 Middle Street; 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.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Amie Hendrix, City Manager

Meeting Date: December 3, 2025

Item Title: RESOLUTION ESTABLISHING PUBLIC HEARING TO DISCUSS CHANGE OF USE OF LOOMIS WOODS

Action Required: Conduct a public hearing to receive comment on the proposed direction of the City to entertain a purchase offer for Loomis Woods, located on Carter Road.

Background:

- The City of Geneva owns 15 acres of land called Loomis Woods. That's intended use is part of Chapter 247 of City Code, Parks and Recreation.
- As the City has committed to increasing housing in the City of Geneva, this property could be utilized for future housing development.
- Prior to launching a full park divestment strategy for this parcel of land and pursuing sale of this parcel, the City Council would like to hear from the public regarding this proposal.
- Ontario County Soil and Water has been working with the City on developing storm water retention strategies in this parcel to assist in remediation of weather event impact.
- City policy and New York State law will require a public hearing before authorizing the sale of City-owned property.

Alternatives:

1. Delay Public Hearing: Would postpone consideration of divestment of this parcel.

Financial Impact:

- **Revenue:** The sale of the parcel will return the property to the tax rolls and generate sale proceeds.
- **Costs:** Standard legal and administrative costs for processing the sale and legislative actions related to park divestment procedures.

Office of the City Manager

Amie M. Hendrix

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 789-2114 - acblowers@cityofgenevany.gov - www.cityofgenevany.gov

RESOLUTION # -72 2025

**ESTABLISHING PUBLIC HEARING FOR COMMENT ON CHANGE IN USE FOR LOOMIS WOODS
FROM CITY PARK AND RECREATION AREA TO SALE FOR HOUSING**

WHEREAS, the Property known as Loomis Woods is currently indicated as a park and recreation area; and

WHEREAS, the Property Acquisition and Disposition Committee has received a potential purchase offer for the sale of this property which is not currently on the listed sales; and

WHEREAS, exploration of selling this parcel will require a full legal review and will follow New York State parkland alienation procedures; and

WHEREAS, to ensure that City Council is responsive to the members of public prior to utilizing resources to review a strategy to divest from this property pursuant to the New York State Parkland Alienation law;

NOW, THEREFORE, BE IT RESOLVED, as follows:

That the Geneva City Council hereby sets a Public Hearing for January 4, 2025, at 7:00 p.m. in the Geneva City Hall Council Chambers for the purpose of receiving public comment on the proposed change in use of Loomis Woods to become housing; 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.



Geneva City Council
Agenda Item Briefing

To: Geneva City Council

From: City Manager, Amie Hendrix

Meeting Date: December 3, 2025

Item Title: Resolution Continuing the Appointment of Kate Ott, RN MPH, Local Health Officer for the City of Geneva

Action Required:

This resolution requires an affirmative vote by the majority of City Councilors.

Background:

Staff is proposing to continue a Shared Services Initiative with Ontario County to share and coordinate the services of the Public Health Director of Ontario County to act as the Local Health Officer for the City of Geneva for a term of four years.

Alternatives:

Council may elect not to pursue this effort at this time.

Financial Impact:

There is no cost to the City for this effort.

City Manager's Office

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
ahendrix@cityofgeneva.ny.gov

RESOLUTION # 73-2025

RESOLUTION CONTINUING THE APPOINTMENT OF KATE OTT, RN MPH AS LOCAL HEALTH OFFICER FOR THE CITY OF GENEVA

WHEREAS, in an effort to comply with the Shared Services Initiative, Ontario County and the City of Geneva have identified an opportunity to share and coordinate the services of Kate Ott, RN MPH, the Public Health Director of Ontario County, to continue to act as the Local Health Officer for the City of Geneva; and

WHEREAS, the City of Geneva wishes to continue the appointment of Kate Ott, RN MPH, the Ontario County Public Health Director as the City Local Health Officer; and

WHEREAS, the Ontario County Public Health Director, Kate Ott, RN MPH agrees to act as the Local Health Officer for the City of Geneva, thereby eliminating the need for the City to appoint and pay a local health officer; and

WHEREAS, part BBB of Chapter 59 of the Laws of 2017 specifically authorizes cooperating municipalities to enter into shared services agreements; and

WHEREAS, the parties wish to continue their Shared Services Agreement providing for the appropriate service.

NOW, THEREFORE BE IT RESOLVED, that Kate Ott, RN MPH, in furtherance of this appointment, will investigate complaints of public health nuisances arising with the City and when necessary to resolve said nuisances will present the facts and recommendations to the City Council for their decision and enforcement action and the payment of any costs to abate a public health nuisance shall be a City cost; and

BE IT FURTHER RESOLVED, the duration of appointment will begin January 1, 2026 and will end on December 31, 2029.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Chief Parrotta

Meeting Date: December 5, 2025

Item Title: Resolution Declaring Surplus Fire Department Equipment

Background:

The Geneva Fire Department is requesting authorization to declare several pieces of rescue equipment as surplus. The items include:

- One (1) set of Jaws of Life, consisting of rams, spreaders, cutters, hoses, and a power unit
- One (1) set of rescue lifting bags (set of three) with control unit
- Miscellaneous radio/vehicle parts

These tools have been in service for more than **20 years** and have reached the end of their useful service life as first-line rescue equipment. The Department has already replaced these units with modern, compliant models that meet current performance and safety standards.

Declaring this equipment as surplus allows the City to dispose of or repurpose the items in accordance with municipal policy and procurement guidelines.

Financial Impact:

There is no financial impact associated with this action. The surplus items have already been replaced using existing budgeted funds, and no new expenditure is required.

Comptroller's Office

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 828-6582 - acblowers@geneva.ny.us

RESOLUTION #74– 2025
RESOLUTION DECLARING SURPLUS FIRE DEPARTMENT EQUIPMENT

WHEREAS, the City of Geneva Fire Department maintains various rescue tools and equipment to support emergency operations; and

WHEREAS, the Fire Department has determined that the following items are no longer suitable for service due to age, wear, and replacement with new equipment:

- One (1) set of Jaws of Life (rams, spreaders, cutters, hoses, and power unit)
- One (1) set of rescue lifting bags (set of three) and control unit
- Miscellaneous radio/vehicle parts, and

WHEREAS, these items have been in service for over 20 years and have reached their end of useful life as primary rescue tools; and

NOW THEREFORE BE IT RESOLVED that the Geneva City Council hereby declares the above-listed equipment as surplus and authorizes the Fire Department to dispose of the items in accordance with City policy and procedures.