

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

REGULAR COUNCIL MEETING

December 3, 2025 – 7:00 PM
City Hall – 2nd Floor Council Chambers
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. EXECUTIVE SESSION

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

**MOVED THAT council move to executive session at 6:02 to discuss collective bargaining,
and the proposed sale of real property**

MOTION CARRIED UNANIMOUSLY (6-3 absent)

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

MOVED THAT council exit executive session at 6:59pm

MOTION CARRIED UNANIMOUSLY

2. ROLL CALL

Present: Clr. Whitfield (arrived at 6:10), Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi (arrived at 6:07), Clr. Pealer (arrived at 6:15), Clr. Lavin, Clr. Brennan

Absent:

3. PROCLAMATIONS

- A. Richard Stowell
- B. Richard Cring
- C. Councilors Pealer and Moracco
- D. Mayor Valentino

4. CONSIDERATION OF MEETING MINUTES

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

**MOVED THAT the minutes of the November 5 and November 13, 2025 Council Meetings be
approved**

MOTION CARRIED UNANIMOUSLY

5. PUBLIC COMMENT

Richard Hoyt of Castle Street presented a petition signed by 37 residents respectfully requesting that the Geneva City Council and Planning Board when reviewing plans for the redevelopment of the property on which the former Madia's Big M was located, approval be made contingent upon the inclusion of effective and environmentally sound procedures for the daylighting of Castle Creek and the restoration of its banks and streambed. Mr. Hoyt shared information on a grassroots group, Friends of Castle Creek, and explained what daylighting of Castle Creek entails.

He also shared outcomes of daylighting to include improved water quality and reduced flooding among other benefits. Mr. Hoyt would like to see the people of Geneva having access to the Creek, right up to Main Street.

Daniel Bullock of Merrill Place spoke of the property where Madia's formerly sat, encouraging residents to use it as a cut through. He noted a fence that isn't discouraging this behavior. Mr. Bullock also recalled meeting a new neighbor who is building a fence what will anger people using this foot path. Mr. Bullock would also like the people of Geneva to have access to Castle Creek, right up Main Street.

6. CITY MANAGER REPORT

City Manager Hendrix offered a brief update, sharing that the City Hall window replacement project is underway. She also gave a shout out to water, waste water, and plant crews from DPW who had three water main breaks on Thanksgiving Day.

7. ORDINANCE – First Reading of an Ordinance Amending Chapter 335 “Vehicles & Traffic” Municipal Code, Lower Washington Street Parking

Chief Eveland presented the following ordinance for a first reading:

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

Councilor Pealer shared that this ordinance helps solve the problem, by giving the Police Department the tools to resolve disputes.

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

MOVED THAT the first reading of this ordinance be approved

MOTION CARRIED UNANIMOUSLY

8. RESOLUTION – Amending the 2025 Sewer Fund Capital Budget

Comptroller Blowers presented the following resolution:

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	
ATAD – 008.8130.2022.2213		\$350,340

Councilor Lavin wondered when the bonding for the ATAD project will occur. Comptroller Blowers said that he expects this bonding to occur in the spring of 2026. Discussion followed around bonding and overall city debt. Mayor Valentino clarified some figures around sewer usage and the consequences of not finishing the ATAD project. Councilor Petropoulos noted that the City is also benefiting from the ATAD project. Councilor Pealer reminded council that the ATAD unit reduces the City's waste, which is dealt with in an eco-friendly way, and not sent to the landfill. Discussion followed.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

9. RESOLUTION – Authorizing the Comptroller to Collect Tax Leins

Comptroller Blowers presented the following resolution:

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.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

10. RESOLUTION – Amending the 2025 General Fund Budget, Fire Department Line-Item Transfer

Comptroller Blowers presented the following resolution:

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.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

11. RESOLUTION – Establishing a Public Hearing for the Sale of 32 Middle Street

City Manager Hendrix presented the following resolution:

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.

Mayor Valentino explained that this property is abandoned, with a house on it. The sale will be beneficial to the City, for many reasons including that the City won’t have to pay for the demolition of the abandoned house.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

12. 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 presented the following resolution:

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

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

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

14. RESOLUTION – Declaring Surplus Fire Department Equipment

Chief Parrotta presented following resolution:

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.

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

15. BOARD AND COMMISSION APPOINTMENTS

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

MOVED THAT Mollie DaPolito and Victor Nelson be reappointed to the Board of Ethics, Henry Ronke and Timothy Buckley be reappointed to the Historic Districts Commission, Don Cass and Kevin Reed be reappointed to the Planning Board, Anthony Noone and Mike Reeder be reappointed to the Police Budget Advisory Board, and Charles Rouse, Jeremy Busch and Daisy Hoyt be reappointed to the Shade Tree Committee

MOTION CARRIED UNANIMOUSLY

16. MAYOR AND COUNCIL REPORTS

Councilor Whitfield wished everyone a Merry Christmas.

Councilor Moracco thanked everyone for the kind words, and thanked Ward 6 for the opportunity to represent them. He shared that he is grateful to Councilmembers, the Mayor and City Manager.

Councilor Gillotte shared that the Police Budget Advisory Board will meet on December 10, and will invite new members of council to the meeting. BID updates include serving hot cocoa and popcorn at the Mayor's Tree Lighting on Friday, an Art Walk Saturday and Jingle In Geneva events. Councilor Gillotte complimented the BID on the new holiday decorations and trees downtown. In closing, he wished everyone a merry Christmas.

Councilor Grimaldi shared that things at the Geneva Housing Authority are going smoothly, with no tenant complaints this month. He wished everyone happy holidays and Merry Christmas.

Councilor Pealer shared that the Planning Board met, reviewing an application for sale of a subdivision to Cosentinos, a Special Use Permit for the OEO project, and Site Plan for the new HWS Science Center. Councilor Pealer thanked everyone present, especially Mayor Valentino for his patience, grace, and solid character, explaining that it has been a pleasure serving with him.

Councilor Lavin shared that he was asked to spend an hour on Rochester radio with Evan Dawson to speak on the impacts on food insecurity. He spoke on a survey on organic community efforts to address loss in SNAP benefits, explaining that Geneva is a clear leader from the work the Boys and Girls Club does, and reviewed their programs. Councilor Lavin attended a HWS regatta, and will resolve to solve increasing dangers on South Main Street with parking on both sides of the road. He would like to see work to calm traffic and reduce obstacles including garbage trucks.

Councilor Brennan shared that the Shade Tree Committee planted 87 trees this year primarily in residential rights of way, in downtown tree wells, and in Lakefront Park. He thanked volunteers, and Tom Burrall for \$5200 in firewood sales in November.

Mayor Valentino thanked his mother and father, as his father originally encouraged him to run for City Council. He also thanked his wife and family for standing behind him, and thanked the community. Mayor Valentino stressed that it's critical that residents stay involved, the city needs them to stay involved, encouraging residents to get on a board or commission. Mayor Valentino recalled the transformation he's seen in Geneva since the 1960's, and is excited to see where the city is going. He also thanked city staff, explaining that Council doesn't make things happen without good solid staff who execute the day to day. Mayor Valentino also offered thanks to current Councilors, past Councilors and Mayors. He wished the Mayor -Elect and councilor-Elects well in continuing to keeping the good momentum going. In closing Mayor Valentino encouraged everyone to attend the Mayor's Tree Lighting on Friday.

17. ADJOURNMENT

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

MOVED THAT the meeting be adjourned at 8:05pm

MOTION CARRIED UNANIMOUSLY

Nicole Tillotson
City Clerk