

**Agenda**  
**Regular City Council Meeting**  
**City of Geneva, New York**

June 3, 2026

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

**Executive Session Starts at 6:00 PM**

To discuss collective negotiations pursuant to article fourteen of the civil service law, the employment of a particular person or persons, and the proposed sale of real property.

**Council Meeting Starts at 7:00 PM**

Listen to the City of Geneva's YouTube Channel:  
[YouTube.com/@CityofGenevaNY](https://www.youtube.com/@CityofGenevaNY)

- I. **Call to Order** – Mayor, Jim Cecere
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Updates**
  - a. Mayor's Report
  - b. Council Reports
- V. **Proclamations**
  - a. Pride Month
  - b. Juneteenth
- VI. **Public Comment**
- VII. **Unfinished Business**
  - a. Adopting a Debt Strategy, KPI Framework, BAN Management Policy, and Financial Oversight Structure for the City of Geneva
  - b. Directing the Geneva Police Department to Enforce City Noise Ordinance, Requesting the NYS DOT to Authorize Enforcement Notification Signage, and Authorizing the City to Pursue Private Property Signage
  - c. Requesting that the NYSDOT Conduct a Traffic Study and Take Action to Eliminate On-Street Parking on Route 14 Between 645 and 715 South Main Street
  - d. Requesting that the NYSDOT Conduct a Traffic Study and Take Action to Reduce the Posted Speed Limit on Route 14 to 30mph between 828 and 361 South Main Street
- VIII. **New Business**
  - a. Appointment of Taylor Youngs as Acting City Manager

**IX. Consideration of Meeting Minutes**

- a. May 6, 2026 Council Meeting
- b. May 19, 2026 Council Meeting
- c. May 21, 2026 Council Meeting

**X. Adjournment**



**GENEVA CITY COUNCIL  
AGENDA ITEM BRIEFING**

<b>To:</b>	Geneva City Council
<b>From:</b>	Mayor Jim Cecere, Chair, Ad Hoc Finance Committee Sponsors: Councilor Chris Lavin & Councilor Pat Grimaldi
<b>Meeting Date:</b>	June 3, 2026
<b>Item Title:</b>	Resolution Adopting Debt Strategy, KPI Framework, BAN Management Policy, and Financial Oversight Structure

**Action Required:**

City Council is asked to consider a resolution adopting a formal Debt Strategy, KPI framework, BAN management policy, and financial oversight structure. The resolution does not approve a specific borrowing. It establishes the rules, reporting, and decision process Council will use before future borrowing, BAN conversion, or major capital financing decisions. Council should refer to the full resolution for the detailed metrics and policy language.

**Background:**

The Ad Hoc Finance Committee reviewed the City's debt position, long-term obligations, recent \$15.98 million Bond Anticipation Note (BAN) issuance, Moody's Aa3 credit rating, peer benchmarks, and municipal finance best practices. Moody's rating confirms the City is financially stable, with strong reserves, liquidity, and management. It also identifies risks, including elevated fixed costs, long-term liabilities, limited tax base growth, and future debt service pressure.

The recent BAN issuance shows why a formal debt strategy is needed. General Fund exposure is elevated but manageable. The larger concern is Water and Sewer Fund short-term debt exposure compared with annual fund revenue. The proposed resolution responds by requiring fund-level reporting, BAN conversion planning, debt service impact testing, and capital planning tied to affordability. The goal is to protect the City's credit strength, reduce future pressure on taxpayers and ratepayers, and preserve the City's ability to invest.

**Alternatives:**

1. Adopt the resolution as presented. This would establish the City's debt strategy and oversight framework before the 2027 budget process.
2. Amend the resolution. Council may modify targets, reporting requirements, or implementation timing.
3. Take no action. This would leave the City without a formal debt policy, BAN conversion framework, or consistent KPI reporting process. That would increase the risk that future borrowing decisions are made without a clear affordability standard.

**Financial Impact:**

There is no immediate direct cost from adopting the resolution. The financial impact is policy-based. The resolution is intended to improve long-term financial management by requiring better analysis before borrowing and by strengthening oversight of debt, reserves, and capital planning. The 2027 budget process should reflect the resolution's reserve-first approach, including efforts to increase General Fund, Water Fund, and Sewer Fund reserves. Future financial impact will depend on how staff implement the debt strategy, how BANs are converted or paid down, and how capital projects are funded.

**Recommended Motion:** Move to adopt the resolution establishing the City of Geneva Debt Strategy, KPI Framework, BAN Management Policy, and Financial Oversight Structure.

**Key Result if Adopted**

<b>What Council Gains</b>	<b>Why It Matters</b>
Clear debt rules	Future borrowing is measured against affordability before action.
Fund-level BAN reporting	General Fund, Water, and Sewer debt are tracked separately.
BAN conversion plan	Council sees rate, levy, reserve, and debt service impact before conversion.
CIP affordability review	Capital projects are tied to funding capacity, not reviewed in isolation.
Reserve-first approach	Protects credit strength and lowers long-term taxpayer pressure.

*This document has been edited and formatted with use of AI. All content has been reviewed by the author for accuracy.*

## RESOLUTION # 28 -2026

### ADOPTING A DEBT STRATEGY, KPI FRAMEWORK, BAN MANAGEMENT POLICY, AND FINANCIAL OVERSIGHT STRUCTURE FOR THE CITY OF GENEVA

**WHEREAS**, the City Council of the City of Geneva has a responsibility to establish financial policy, provide oversight of the City's fiscal condition, and ensure that financial decisions are made in a transparent, disciplined, and sustainable manner; and

**WHEREAS**, the Ad Hoc Finance Committee was established to review the City's financial condition, including debt, long-term obligations, fund balance, cash management, capital planning, and fiscal policies; and

**WHEREAS**, the Ad Hoc Finance Committee has reviewed the City's debt position, long-term liabilities, recent Bond Anticipation Note issuance, peer city benchmarks, Moody's rating analysis, and best practices in municipal finance; and

**WHEREAS**, Moody's assigned the City of Geneva an Aa3 credit rating, reflecting strong reserves, liquidity, stable operations, and responsible financial management; and

**WHEREAS**, Moody's also identified financial pressures, including elevated fixed costs, long-term liabilities, limited tax base growth, and rising benefit-related costs; and

**WHEREAS**, the City recently issued \$15,980,000 in Bond Anticipation Notes, consisting of renewed prior BAN debt and new project borrowing, with exposure across the General Fund, Water Fund, and Sewer Fund; and

**WHEREAS**, the Ad Hoc Finance Committee has determined that the City's debt strategy should preserve the City's ability to invest in capital needs while ensuring that future borrowing is affordable, transparent, and aligned with long-term fiscal sustainability; and

**WHEREAS**, the Committee has recommended a phased approach to strengthening reserves, reducing reliance on short-term borrowing, improving enterprise fund stability, adopting Pay-Go capital funding, and linking the Capital Improvement Plan to affordability metrics; and

**WHEREAS**, City Council wishes to adopt a formal debt strategy and direct City staff to implement reporting, analysis, and budget planning practices consistent with this resolution; now, therefore be it

**RESOLVED**, that the Geneva City Council hereby adopts the following Debt Strategy and Financial Management Framework.

## Section 1. Adoption of Debt Strategy Principles

City Council adopts the following guiding principles:

1. **Protect reserves first.**  
The City shall prioritize adequate reserves in the General Fund, Water Fund, and Sewer Fund before making recurring contributions to a Capital Reserve Fund.
2. **Manage debt by fund.**  
General Fund, Water Fund, and Sewer Fund debt shall be tracked, reported, and evaluated separately.
3. **Require affordability review before borrowing.**  
No new debt issuance, BAN renewal, BAN conversion, or material debt restructuring shall proceed without a debt service and KPI impact analysis.
4. **Phase in Pay-Go capital funding.**  
The City shall transition gradually toward Pay-Go capital funding over a five-year period.
5. **Align capital planning with affordability.**  
The Capital Improvement Plan shall include funding sources, debt impact, operating impact, and KPI impact for each project recommended for borrowing.
6. **Maintain transparency and accountability.**  
City Council shall receive regular reporting on debt, reserves, fund balance, BAN exposure, enterprise fund performance, and other adopted KPIs.

## Section 2. Adoption of KPI Framework




City Council adopts the following Key Performance Indicators for debt and financial management:

Metric	Target KPI	2027 Target	Five-Year Target
<i>Net Direct Debt / Full Market Value</i>	≤3.5%	≤3.5%	≤2.5%
<i>General Fund Debt / Revenue</i>	≤60%	≤70%	≤60%
<i>Debt Service / General Fund Revenue</i>	≤8%	≤10%	≤8%
<i>Debt Service Growth vs. Revenue Growth</i>	Debt service growth below revenue growth	Maintain	Maintain
<i>General Fund BAN / Revenue</i>	≤25%	≤25% to 30%	≤25%
<i>Water Fund BAN / Revenue</i>	≤25%	Material reduction plan required	≤25%
<i>Sewer Fund BAN / Revenue</i>	≤25%	Material reduction plan required	≤25%
<i>Combined Enterprise BAN / Revenue</i>	≤25%	Material reduction plan required	≤25%
<i>All-Funds BAN / Revenue</i>	≤25%	≤50%	≤25%
<i>Water Fund DSCR</i>	≥2.0x	≥1.8x	≥2.0x
<i>Sewer Fund DSCR</i>	≥2.0x	≥1.8x	≥2.0x
<i>Total Debt Service Burden</i>	10% to 12%	≤15%	10% to 12%

Metric	Target KPI	2027 Target	Five-Year Target
<i>Fixed Cost Burden</i>	≤15% to 20%	Stabilize	Move toward ≤20%
<i>General Fund Balance</i>	20% to 25% of expenditures	Increase by 3%	20% to 25%
<i>Water Fund Reserve</i>	3 to 6 months operating reserves	Increase by 3%	3 to 6 months
<i>Sewer Fund Reserve</i>	3 to 6 months operating reserves	Increase by 3%	3 to 6 months
<i>Pay-Go Capital Funding</i>	15% to 20% of annual capital	Establish phase-in	15% to 20%
<i>Capital Reserve Fund</i>	Established and funded	Deferred until core reserves improve	Established and funded

### Section 3. Traffic Light Reporting Framework

City Council directs that KPI reporting use the following traffic light framework:

Status	Meaning
	Within target or strong position
	Near target, requires monitoring
	Outside target, requires corrective strategy

City staff shall identify the applicable status for each KPI in quarterly and annual reporting.

### Section 4. BAN Management and Conversion Policy

City Council hereby adopts a BAN Management and Conversion Policy requiring that, before any BAN is issued, renewed, converted, or materially restructured, the City Manager and City Comptroller shall provide City Council with:

1. BAN amount by project
2. BAN amount by fund
3. Repayment source
4. Expected conversion or repayment date
5. Estimated annual debt service after conversion
6. Tax levy impact, where applicable
7. Water or Sewer rate impact, where applicable
8. Fund balance or reserve impact
9. Impact on each adopted KPI
10. Available alternatives, including grants, EFC financing, Pay-Go funding, partial paydown, or project deferral

## **Section 5. Enterprise Fund Debt Strategy**

City Council directs that the Water Fund and Sewer Fund remain subject to separate debt affordability review.

The City Manager and City Comptroller shall prepare separate Water Fund and Sewer Fund debt plans that include:

1. Current debt outstanding
2. Current BAN exposure
3. Existing and projected debt service
4. Debt Service Coverage Ratio
5. Fund balance and reserve level
6. Rate sufficiency analysis
7. Capital needs over five years
8. Planned conversion of BANs to long-term debt
9. Grant, EFC, or other offsetting funding sources
10. Any potential impact on the General Fund

The goal shall be to maintain Water and Sewer funds as self-supporting enterprise funds unless City Council expressly approves another funding approach.

## **Section 6. Debt Service Impact Test**

City Council adopts a Debt Service Impact Test for all future borrowing decisions.

Before any debt authorization, BAN issuance, BAN renewal, BAN conversion, or long-term bond issuance, staff shall provide:

1. Current debt service by fund
2. Projected debt service by fund
3. Total annual debt service impact
4. Debt service as a percentage of fund revenue
5. Total debt service burden
6. Fixed cost impact
7. Impact on General Fund, Water Fund, and Sewer Fund reserves
8. Impact on tax levy or utility rates
9. Effect on Moody's rating factors and adopted KPIs

## **Section 7. Capital Improvement Plan Affordability Review**

City Council directs that the Capital Improvement Plan be reviewed through an affordability lens.

For each capital project proposed for borrowing, City staff shall identify:

1. Total project cost
2. Funding source
3. Grant or reimbursement offset

4. Pay-Go contribution, if any
5. Proposed debt amount
6. Operating cost impact
7. Debt service impact
8. Fund responsible for repayment
9. KPI impact
10. Consequence of deferral or alternative timing

No capital project shall be recommended for debt financing without this information.

## **Section 8. Reserve-First Implementation Approach**

City Council adopts a reserve-first approach for 2027 budget planning.

The City Manager and City Comptroller are directed to develop the 2027 Budget with the objective of increasing:

1. General Fund reserves by approximately 3%
2. Water Fund reserves by approximately 3%
3. Sewer Fund reserves by approximately 3%

The Capital Reserve Fund shall be established or funded only after core reserve targets are adequately addressed or City Council determines otherwise.

## **Section 9. Pay-Go Capital Funding Phase-In**

City Council adopts a five-year Pay-Go phase-in strategy.

The target schedule shall be:

<b>Year</b>	<b>Pay-Go Target</b>
2027	Establish policy and begin modest funding
2028	5% of annual capital plan
2029	8% to 10%
2030	12% to 15%
2031	15% to 20%

Pay-Go funding should initially focus on short-life assets, recurring equipment needs, vehicles, smaller capital items, and projects where debt financing is not cost-effective.

## **Section 10. Quarterly and Annual Reporting**

City Council directs quarterly reporting on the following core metrics:

<b>Metric</b>	<b>General Fund</b>	<b>Water Fund</b>	<b>Sewer Fund</b>
<i>Debt / Revenue</i>	Required	Required	Required
<i>Debt Service / Revenue</i>	Required	Required	Required
<i>BAN / Revenue</i>	Required	Required	Required
<i>Fund Balance / Reserve Level</i>	Required	Required	Required
<i>DSCR</i>	Not applicable	Required	Required
<i>Rate impact</i>	Not applicable	Required	Required

City Council further directs that all adopted KPIs be reviewed annually as part of the budget and capital planning process.

## **Section 11. Staff Implementation Requirements**

City Council directs the City Manager and City Comptroller to prepare an implementation plan for Council review that includes:

1. Validation of all KPI calculations and baseline data
2. Formal fund balance targets for all major funds
3. Five-year implementation schedule
4. BAN conversion plan by fund and project
5. Pay-Go phase-in plan
6. Capital Reserve timing recommendation
7. Debt issuance alignment strategy
8. Operational, legal, and financial constraints
9. Budget integration plan for the 2027 Budget
10. Recommended reporting format for Council and public review

## **Section 12. Governance and Role Clarification**

City Council affirms the Council–Manager form of government and clarifies the following roles:

### **City Council shall:**

1. Establish financial policy
2. Adopt performance metrics
3. Approve budgets and major debt actions
4. Provide oversight of financial performance
5. Hold staff accountable for implementation of adopted policies

### **City Manager and City Comptroller shall:**

1. Advise City Council on financial strategy and feasibility
2. Implement Council-approved policies and budgets
3. Provide timely, accurate, and decision-useful financial information
4. Report regularly on KPI performance, budget performance, debt, reserves, and capital financing

## **Section 13. Effective Date**

This resolution shall take effect immediately upon adoption.

*This document has been edited and formatted with use of AI. All content has been reviewed by the author for accuracy.*

**GENEVA CITY COUNCIL  
AGENDA ITEM BRIEFING**

---

**To:** Members of the Geneva City Council  
**From:** Councilor John Brennan and Councilor Chris Lavin  
**Meeting Date:** June 3, 2026  
**Item Title:** Resolution Directing Noise Ordinance Enforcement on Routes 14 and 5 & 20; Requesting NYSDOT Signage Authorization; and Authorizing a Noise Awareness Signage Program

---

*Resolution No. 29-2026 | Sponsors: Councilor John Brennan, Councilor Chris Lavin*

**Action Required**

The City Council is asked to vote to adopt, amend, table, or reject a resolution that accomplishes three things: (1) directs the Geneva Police Department to actively enforce the City Noise Ordinance and New York State Vehicle and Traffic Law Sections 375(31) and 386 on Routes 14 and 5 & 20 within city limits, effective immediately; (2) formally requests NYSDOT Region 4 to authorize the installation of noise ordinance enforcement notification signs within the state right-of-way on those routes; and (3) authorizes the City Manager to develop and implement a community-facing noise awareness signage program on private property and at City gateway locations, which requires no NYSDOT approval and may proceed immediately upon adoption.

**Background**

Routes 14 and 5 & 20 carry substantial commercial truck traffic through residential neighborhoods and active retail districts within city limits. The City has received resident and business complaints regarding excessive vehicle noise, particularly from commercial vehicles operating engine brake retarder systems on inadequately muffled or unmuffled exhaust systems.

**Why Not a Ban on Engine Brake Retarders?**

The New York State Attorney General's Office (Informal Opinion No. 99-29, 1999) has concluded that municipalities are not authorized to enact local laws prohibiting the use of engine brake retarder systems. Such a prohibition would be preempted by state law under Vehicle and Traffic Law Sections 1600 and 1604, which reserve motor vehicle equipment regulation to the state. NYSDOT has separately confirmed it will not post signs banning these devices, citing their status as legitimate safety equipment.

Additionally, "Jake Brake" is a registered trademark of Jacobs Vehicle Systems, Inc. Jacobs has actively contacted municipalities nationwide to remove that term from ordinances and signs. This resolution and all related signage use only the generic terms "engine brake retarders" or "engine brakes" to avoid trademark liability.

**What the City Can Do — Existing Law Enforcement**

Two state statutes already apply to all vehicles on these routes and may be enforced by GPD today without any NYSDOT approval:

- VTL §375(31): Requires every motor vehicle to be equipped with an adequate muffler properly maintained to prevent excessive or unusual noise. Officers may cite for muffler violations based on observation alone — no sound measurement equipment is required.
- VTL §386: Sets maximum allowable sound levels for motor vehicles (86 dB(A) for heavy trucks at 35 MPH or less). Expressly preserves concurrent enforcement of other noise laws. Technical enforcement requires a calibrated sound meter; the City Attorney and Chief of Police should confirm GPD's current equipment.

**Signage — Two Parallel Tracks**

Track 1 — NYSDOT Right-of-Way (Section 3): Any sign within the NYSDOT right-of-way on state routes requires Region 4 authorization. This resolution requests authorization for informational enforcement notification signage — framed as notice that existing laws are enforced, not as a prohibition of any device. This track will take time.

Track 2 — Private Property and Gateway Locations (Sections 4–5): The City may immediately pursue signage on private property with owner consent, and on City-owned gateway property, with no state approval required. Five sign concepts are embedded in the resolution as Exhibit A. All are designed for legibility at 40 MPH (three lines, eight words or fewer per line). Signs are differentiated by corridor context:

- Signs 1, 3, 5 — General purpose, suitable anywhere along the corridors.
- Sign 2 ("Real homes. Real neighbors.") — Designated for residential sections of the corridor.
- Sign 4 ("Shops open. Keep it down.") — Designated for retail and commercial sections of the corridor.

The City Attorney is directed to review all sign language and enforcement scope for consistency with the City Noise Ordinance, applicable state law, and federal trademark requirements prior to installation or NYSDOT submission.

## Alternatives

1. Adopt the resolution as presented — GPD enforcement begins immediately; private property signage program proceeds immediately; NYSDOT signage request is initiated.
2. Amend the resolution — modify specific sign language in Exhibit A, adjust the enforcement scope, or add specific enforcement metrics or reporting requirements.
3. Adopt Sections 1, 2, 4, and 5 only — implement enforcement and the private property signage program immediately, without initiating the NYSDOT signage request (Section 3). This is a simplified path that avoids the NYSDOT process while preserving all immediately actionable elements.
4. Table the resolution — defer action pending City Attorney review of the noise ordinance's consistency with VTL §386, or pending consultation with GPD regarding sound enforcement equipment.
5. Reject the resolution — take no action; the current enforcement posture on these corridors remains unchanged.

## Financial Impact

This resolution has three components with distinct cost profiles:

### Section 1 — GPD Enforcement

No additional budget required. Enforcement uses existing officer resources, patrol patterns, and established citation procedures. No new equipment is required to enforce VTL §375(31) muffler violations. Enforcement of VTL §386 sound level limits may require a calibrated decibel meter; GPD should confirm current equipment. If not available, a calibrated sound meter can be procured for approximately \$200–\$600.

### Section 2 — State Police Coordination

No cost to the City. Coordination is accomplished by written communication from the City Manager to Troop E.

### Section 3 — NYSDOT Signage Request

No cost to submit the formal request. If NYSDOT approves and authorizes signage, fabrication and installation costs would be determined at that time based on the number and placement of authorized signs. Costs are anticipated to be modest and absorbable within the DPW operating budget.

### Sections 4 and 5 — Private Property and Gateway Signage

Sign fabrication costs will vary by material, size, and finish. Estimated range per sign: \$75–\$400. The number of signs deployed will depend on property owner participation. Budget source is to be determined by the City Manager; options include DPW operating budget, a modest supplemental appropriation, or cost-sharing with participating property owners. No land acquisition or right-of-way costs apply.

*This document has been edited and formatted with use of AI. All content has been reviewed by the author for accuracy.*

## RESOLUTION # 29-2026

### **DIRECTING THE GENEVA POLICE DEPARTMENT TO ENFORCE THE CITY NOISE ORDINANCE AND NEW YORK STATE VEHICLE AND TRAFFIC LAW SECTIONS 375(31) AND 386 ON NEW YORK STATE ROUTES 14 AND 5 & 20 WITHIN CITY LIMITS; REQUESTING THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION TO AUTHORIZE ENFORCEMENT NOTIFICATION SIGNAGE WITHIN THE STATE RIGHT-OF-WAY; AND AUTHORIZING THE CITY TO PURSUE PRIVATE PROPERTY SIGNAGE IN FURTHERANCE OF NOISE ORDINANCE AWARENESS**

**WHEREAS**, New York State Routes 14 and 5 & 20 pass through the City of Geneva, Ontario County, New York, carrying significant volumes of commercial truck traffic through residential neighborhoods and active retail and business districts; and

**WHEREAS**, the sections of Routes 14 and 5 & 20 within city limits are not limited-access highways but rather urban corridors where residents live, conduct daily activities, and operate businesses in close proximity to passing commercial traffic, and where the quality of life and commercial vitality of the community are directly affected by the noise environment along these routes; and

**WHEREAS**, the City of Geneva has an adopted noise ordinance designed to protect the health, safety, and quality of life of its residents and to preserve the commercial environment for businesses operating along these corridors; and

**WHEREAS**, commercial motor vehicles, including those equipped with engine brake retarder systems, can generate substantial noise when such retarder systems are engaged in conjunction with unmuffled or inadequately muffled exhaust systems, and such noise is particularly disruptive to residents in proximity to these corridors and to customers and patrons of retail and service businesses operating along them; and

**WHEREAS**, the City Council has received complaints from residents and businesses regarding excessive vehicle noise, including noise generated by engine brake retarder systems on inadequately muffled commercial vehicles traveling through the City on Routes 14 and 5 & 20; and

**WHEREAS**, New York State Vehicle and Traffic Law Section 375(31) requires that every motor vehicle operated upon the highways of the state be equipped with an adequate muffler and exhaust system in constant operation and properly maintained to prevent any excessive or unusual noise, and further prohibits modifications that amplify or increase noise; and

**WHEREAS**, New York State Vehicle and Traffic Law Section 386 establishes maximum allowable sound levels for motor vehicles on public highways, and expressly provides that nothing in that section shall be construed as limiting or precluding the enforcement of equipment requirements or any other provisions of law relating to motor vehicle noise; and

**WHEREAS**, the Geneva Police Department, as well as the New York State Police with concurrent jurisdiction on state routes, are authorized to enforce VTL §375(31) and VTL §386 on Routes 14 and 5 & 20 within city limits, and such enforcement requires no new legislation and no approval from the New York State Department of Transportation; and

**WHEREAS**, the City Council has determined that active enforcement of the City noise ordinance and applicable state law, combined with effective public notification of that enforcement through targeted signage, will serve as a meaningful deterrent to excessive vehicle noise within the City; and

**WHEREAS**, signage placed within the New York State Department of Transportation ("NYSDOT") right-of-way on Routes 14 and 5 & 20 requires prior authorization from NYSDOT Region 4, and a formal request for such authorization is accordingly appropriate; and

**WHEREAS**, the City may independently pursue noise ordinance awareness signage on private property adjacent to these routes with the consent of property owners, and on City-owned property at gateway locations, without requiring NYSDOT approval; and

**WHEREAS**, the City Council finds that signage should be strategically differentiated to reflect the character of the corridor in which each sign is placed — with signs in residential sections acknowledging the impact of vehicle noise on people who live along the route, and signs in retail and commercial sections acknowledging the importance of a welcoming, low-noise environment to the viability of businesses operating along these corridors; and

**WHEREAS**, all signage shall be designed to be legible and comprehensible to a driver traveling at approximately 40 miles per hour, consistent with recognized highway sign readability standards, and shall therefore be limited to three short lines of text; and

**WHEREAS**, the term "Jake Brake" is a registered trademark of Jacobs Vehicle Systems, Inc., and the City shall not use that term in any official resolution, ordinance, or signage, and shall instead use the generic terms "engine brake retarders" or "engine brakes" in all official communications; and

**WHEREAS**, the City Council finds it in the public interest to take immediate steps to enforce existing noise laws on these corridors while simultaneously pursuing authorized signage through both the NYSDOT and private property channels; now, therefore, be it

**RESOLVED**, by the City Council of the City of Geneva, New York, as follows:

**SECTION 1 – ENFORCEMENT DIRECTIVE TO GENEVA POLICE DEPARTMENT.** The Geneva Police Department is hereby directed to actively and regularly enforce the City of Geneva Noise Ordinance, New York State Vehicle and Traffic Law Section 375(31), and New York State Vehicle and Traffic Law Section 386 on New York State Routes 14 and 5 & 20 within the City of Geneva. Enforcement shall include, but not be limited to, the citation of commercial and non-commercial motor vehicles generating excessive or unusual noise, including vehicles operating engine brake retarder systems in conjunction with unmuffled or inadequately muffled exhaust systems in violation of applicable law. This enforcement directive is effective immediately upon adoption of this Resolution.

**SECTION 2 – STATE POLICE COORDINATION.** The City Manager is hereby directed to transmit a copy of this Resolution to the New York State Police, Troop E, and to formally request coordinated enforcement of VTL §375(31) and VTL §386 on Routes 14 and 5 & 20 within city limits, given the concurrent jurisdiction of the State Police on state routes.

**SECTION 3 – REQUEST TO NYSDOT FOR AUTHORIZED SIGNAGE IN THE STATE RIGHT-OF-WAY.** The City Council hereby formally requests that the New York State Department of Transportation, through its Region 4 Office in Rochester, New York, authorize the installation of noise ordinance enforcement

notification signs within the NYSDOT right-of-way on Routes 14 and 5 & 20 at appropriate locations within the City of Geneva. Such signs shall serve as informational notice to the traveling public that the City Noise Ordinance and applicable provisions of the New York State Vehicle and Traffic Law are actively enforced within city limits. Such signs shall not constitute a prohibition of any specific vehicle equipment or device. All signage installed within the NYSDOT right-of-way shall comply with the MUTCD and the New York State Supplement thereto, and shall be installed only following receipt of written authorization from NYSDOT Region 4.

**SECTION 4 – PRIVATE PROPERTY AND GATEWAY SIGNAGE PROGRAM.** The City Manager is hereby authorized and directed to develop and implement a noise ordinance awareness signage program utilizing: (a) private property adjacent to Routes 14 and 5 & 20 within city limits, with the written consent of property owners; and (b) City-owned property at gateway entry locations along these corridors. Signage placed under this section does not require NYSDOT approval and may be designed and installed upon adoption of this Resolution, subject to compliance with applicable City code. Sign placement shall be guided by corridor context: signs referencing residential quality of life shall be prioritized for placement in sections of the corridor where residential uses predominate; signs referencing business environment shall be prioritized for placement in sections where retail and commercial uses predominate.

**SECTION 5 – APPROVED SIGN LANGUAGE AND CONCEPTS.** The City Council hereby endorses the following five sign concepts for use in the private property and gateway signage program authorized under Section 4. All signs are designed for legibility at approximately 40 miles per hour and are limited to three lines of text. Final sign design, dimensions, materials, and placement shall be determined by the City Manager in consultation with the City Attorney. No sign produced under this section shall use the term "Jake Brake"; all signage shall use "engine brake retarders" or "engine brakes" as appropriate.

#### **EXHIBIT A — APPROVED SIGN CONCEPTS**

Five sign concepts are approved for use in the noise ordinance awareness signage program. Signs 1, 3, and 5 are general-purpose and suitable for any location along the corridors. Sign 2 is designated for residential sections. Sign 4 is designated for retail and commercial sections. All are designed for legibility at 40 mph.

##### **Sign 1 — "The Friendly Local"**

*General purpose. Suitable for gateway entry points and any corridor location.*

<p><b>Welcome to Geneva.</b> Noise ordinance enforced. Muffled brakes required.</p>
---

##### **Sign 2 — "The Residential Street"**

*Designated for residential sections of the corridor. Acknowledges the direct impact of vehicle noise on people who live along the route.*

**Real homes. Real neighbors.**  
Muffled brakes required.  
Noise ordinance enforced.

**Sign 3 — "The Polite but Firm Neighbor"**  
*General purpose. Effective along any section of the corridor.*

**Your muffler has a job.**  
So does our noise ordinance.  
Muffled brakes only.

**Sign 4 — "Open for Business"**  
*Designated for retail and commercial sections of the corridor. Reflects the importance of a welcoming noise environment to businesses and their customers operating along these routes.*

**Shops open. Keep it down.**  
Muffled brakes only.  
Noise ordinance enforced.

**Sign 5 — "The Direct but Charming"**  
*General purpose. Maximum legibility at speed. Suitable for any location.*

**Big truck. Small city.**  
Muffled brakes only.  
Noise ordinance enforced.

---

**SECTION 6 – TRADEMARK COMPLIANCE.** The City of Geneva shall not use the term "Jake Brake" or "Jake Brakes" in any resolution, ordinance, sign, notice, press release, or other official communication. All references to engine braking devices in official City communications shall use the terms "engine brake retarders," "compression release engine brakes," or "engine brakes" as appropriate. The City Attorney is directed to review all draft signage and official communications for compliance with this section prior to publication or installation.

**SECTION 7 – CITY ATTORNEY REVIEW.** Prior to installation of any signage under Sections 4 and 5, and prior to submission of any signage request to NYS DOT under Section 3, the City Attorney is directed to

review proposed sign language and installation locations to confirm consistency with the City Noise Ordinance, applicable state law, federal trademark law, and MUTCD requirements as applicable.

**SECTION 8 – EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption. The enforcement directive set forth in Section 1 is effective immediately. The signage programs set forth in Sections 3 and 4 shall be implemented as expeditiously as practicable following completion of required reviews and approvals.

*This document has been edited and formatted with use of AI. All content has been reviewed by the author for accuracy.*

**To:** Members of the Geneva City Council  
**From:** Councilor John Brennan and Councilor Chris Lavin  
**Meeting Date:** June 3, 2026  
**Item Title:** Resolution Requesting NYSDOT Traffic Engineering Study: Elimination of On-Street Parking on Route 14 (South Main Street) between 645 and 715 South Main Street

*Resolution No. 30-2026 | Sponsors: John Brennan, Councilor Chris Lavin*

### **Action Required**

The City Council is asked to vote to adopt, amend, table, or reject a resolution formally requesting that the New York State Department of Transportation (NYSDOT), through its Region 4 Office in Rochester, conduct a traffic engineering study to evaluate the elimination of on-street parking on New York State Route 14 (South Main Street) between, but not including, 645 South Main Street and 715 South Main Street. The resolution also authorizes the City Department of Public Works to transmit the request and to cooperate with NYSDOT's review process.

### **Background**

South Main Street is designated New York State Route 14 — a state highway governed by NYSDOT. The City of Geneva does not have unilateral authority to modify parking regulations on state routes. Under New York State law and NYSDOT policy, any change to parking on a state highway requires NYSDOT to conduct a formal traffic engineering study, issue a Notice of Order if the change is approved, file that order with the NYS Department of State, and record it in the New York Codes, Rules and Regulations (NYCRR) before any restriction becomes legally enforceable.

### **The Segment**

The block face between 645 South Main Street and 715 South Main Street currently permits on-street parking. The sponsoring Councilors have identified concerns regarding traffic safety, sight distance, and traffic flow in this segment that may be addressed by eliminating on-street parking.

### **The Process This Resolution Initiates**

1. City Council adopts this resolution requesting a NYSDOT review.
2. City DPW submits the resolution and a formal written request to NYSDOT Region 4.
3. NYSDOT traffic engineers conduct a study evaluating safety, sight distance, and traffic volume.
4. If approved, NYSDOT's Regional Traffic Engineer issues a Notice of Order, which is filed with the NYS Department of State and recorded in NYCRR.
5. Once filed, the City is authorized to install MUTCD-compliant no-parking signs. Parking restrictions are not enforceable until proper signage is in place and the order is filed.

Note: The NYSDOT review and filing process typically takes several months. Adoption of this resolution begins — but does not complete — that process.

### Alternatives

1. Adopt the resolution as presented — initiates the NYSDOT review process immediately.
2. Amend the resolution — modify the segment boundaries, add supporting rationale, or request additional NYSDOT actions.
3. Table the resolution — defer action pending additional traffic data, community input, or legal review.
4. Reject the resolution — take no action; the current parking configuration on this segment remains unchanged.

### Financial Impact

The resolution itself carries no direct cost to the City. Submitting the request to NYSDOT is not subject to a fee.

If NYSDOT approves the parking elimination and issues a Notice of Order, the City DPW will be responsible for procuring and installing MUTCD-compliant no-parking signs in the affected segment. Sign fabrication and installation costs are modest and can be absorbed within the existing DPW operating budget. No supplemental appropriation is anticipated.

*This document has been edited and formatted with use of AI. All content has been reviewed by the author for accuracy.*

**RESOLUTION #30-2026**

**REQUESTING THAT THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION CONDUCT A TRAFFIC ENGINEERING STUDY AND TAKE APPROPRIATE ACTION TO ELIMINATE ON-STREET PARKING ON NEW YORK STATE ROUTE 14 (SOUTH MAIN STREET) BETWEEN 645 SOUTH MAIN STREET AND 715 SOUTH MAIN STREET, AND AUTHORIZING THE CITY DEPARTMENT OF PUBLIC WORKS TO SUBMIT A FORMAL REQUEST THERETO**

**WHEREAS**, South Main Street, within the City of Geneva, Ontario County, New York, is designated as New York State Route 14, a state highway under the jurisdiction of the New York State Department of Transportation ("NYSDOT"); and

**WHEREAS**, the block face on South Main Street between, but not including, 645 South Main Street and 715 South Main Street currently permits on-street parking; and

**WHEREAS**, the City Council has determined that the elimination of on-street parking in this segment may improve traffic safety, sight distance, and the free movement of vehicles on this state route; and

**WHEREAS**, pursuant to applicable provisions of the New York State Vehicle and Traffic Law and the regulations governing state highways, the NYSDOT has sole authority to establish, modify, or eliminate parking regulations on state routes within municipal boundaries; and

**WHEREAS**, in order to implement any change to parking regulations on New York State Route 14, the City must formally request that the NYSDOT conduct a traffic engineering study and, if warranted, issue a Notice of Order pursuant to the NYSDOT's standard approval and filing process; and

**WHEREAS**, upon approval of any such change, the NYSDOT's Notice of Order must be filed with the New York State Department of State and recorded in the New York Codes, Rules and Regulations (NYCRR) before the restriction is legally enforceable, after which appropriate MUTCD-compliant signage must be installed; and

**WHEREAS**, the City Council finds it in the public interest to initiate this process and directs the City Department of Public Works to submit the necessary formal request to the NYSDOT Region 4 Office in Rochester, New York; now, therefore be it

**RESOLVED**, by the City Council of the City of Geneva, New York, as follows:

**SECTION 1 – REQUEST TO NYSDOT.** The City Council of the City of Geneva hereby formally requests that the New York State Department of Transportation, through its Region 4 Office, conduct a traffic engineering study to evaluate the elimination of on-street parking on New York State Route 14 (South Main Street) between, but not including, 645 South Main Street and 715 South Main Street, City of Geneva, Ontario County, New York.

**SECTION 2 – AUTHORIZATION OF CITY DPW.** The City of Geneva Department of Public Works is hereby authorized and directed to transmit a copy of this Resolution and a formal written request for NYSDOT review to the NYSDOT Region 4 Office located in Rochester, New York, in accordance with the applicable state process for modifications to parking regulations on state highways.

**SECTION 3 – COOPERATION.** The City Manager, the City Department of Public Works, and all other appropriate City officials are hereby authorized to cooperate with the NYSDOT in the conduct of its traffic engineering study and to provide such information, documentation, and access as may be required by the NYSDOT in connection with its review.

**SECTION 4 – IMPLEMENTATION UPON APPROVAL.** In the event that the NYSDOT approves the requested parking elimination and issues a Notice of Order pursuant to applicable law and regulation, the City Department of Public Works is authorized to proceed with the installation of MUTCD-compliant no-parking signs in the affected segment, following the filing of said Notice of Order with the New York State Department of State and its recording in the NYCRR, as required for enforcement of the restriction.

**SECTION 5 – EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

*This document has been edited and formatted with use of AI. All content has been reviewed by the author for accuracy.*

**GENEVA CITY COUNCIL  
AGENDA ITEM BRIEFING**

---

**To:** Members of the Geneva City Council  
**From:** Councilor John Brennan and Councilor Chris Lavin  
**Meeting Date:** June 3, 2026  
**Item Title:** Resolution Requesting NYSDOT Traffic Engineering Study: Speed Limit Reduction on Route 14 (South Main Street) from 30 MPH to 25 MPH between 828 and 361 South Main Street

---

*Resolution No. 31-2026 | Sponsors: Councilor John Brennan, Councilor Chris Lavin*

**Action Required**

The City Council is asked to vote to adopt, amend, table, or reject a resolution formally requesting that NYSDOT Region 4 conduct a traffic engineering study to evaluate reducing the posted speed limit on New York State Route 14 (South Main Street) from 30 miles per hour to 25 miles per hour for the segment between 828 South Main Street and 361 South Main Street. The resolution also authorizes the City Department of Public Works to transmit the formal request and to cooperate with NYSDOT's study.

**Background**

South Main Street within the City of Geneva is designated New York State Route 14 and is under NYSDOT jurisdiction. Speed limit changes on state routes require NYSDOT to conduct a formal traffic engineering study, issue a Notice of Order if the change is warranted, and file that order with the NYS Department of State and in NYCRR before any revised limit is legally enforceable and signage may be installed.

**The Corridor**

The proposed reduction covers the segment from 828 South Main Street to 361 South Main Street — running from higher to lower address numbers toward downtown. This corridor is currently posted at 30 MPH. The sponsoring Councilors have identified public safety concerns for motorists, cyclists, and pedestrians in this section of the route that may be meaningfully addressed by a reduction to 25 MPH.

**Legal Authority**

New York State Vehicle and Traffic Law Section 1643 permits cities to establish speed limits on designated highways within city boundaries at no less than 25 MPH. However, because this segment is a state route, any change still requires NYSDOT engagement and a Notice of Order before it becomes enforceable. The City cannot post revised speed limit signs without NYSDOT authorization.

**The Process This Resolution Initiates**

1. City Council adopts this resolution requesting a NYSDOT review.
2. City DPW submits the resolution and a formal written request to NYSDOT Region 4.
3. NYSDOT traffic engineers study safety conditions, traffic volume, and engineering factors along the corridor.

4. If the study supports the reduction, NYSDOT issues a Notice of Order filed with the NYS Department of State and recorded in NYCRR.
5. Upon filing, the City is authorized to install MUTCD-compliant 25 MPH speed limit signs. The revised limit is not enforceable until signage is properly installed and the order is filed.

Note: The review and filing process typically takes several months. Adoption of this resolution begins — but does not complete — that process.

### Alternatives

1. Adopt the resolution as presented — initiates the NYSDOT review process immediately.
2. Amend the resolution — modify the segment boundaries, adjust the proposed speed limit, or add supporting safety data.
3. Table the resolution — defer action pending additional traffic studies, community input, or consultation with NYSDOT prior to formal submission.
4. Reject the resolution — take no action; the current 30 MPH speed limit in this segment remains in effect.

### Financial Impact

The resolution itself carries no direct cost to the City. Submitting the request to NYSDOT is not subject to a fee.

If NYSDOT approves the speed limit reduction and issues a Notice of Order, the City DPW will be responsible for procuring and installing MUTCD-compliant 25 MPH speed limit signs throughout the affected segment. Sign fabrication and installation costs are modest and can be absorbed within the existing DPW operating budget. No supplemental appropriation is anticipated.

*This document has been edited and formatted with use of AI. All content has been reviewed by the author for accuracy.*

**RESOLUTION # 31-2026**

**REQUESTING THAT THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION CONDUCT A TRAFFIC ENGINEERING STUDY AND TAKE APPROPRIATE ACTION TO REDUCE THE POSTED SPEED LIMIT ON NEW YORK STATE ROUTE 14 (SOUTH MAIN STREET) FROM 30 MILES PER HOUR TO 25 MILES PER HOUR BETWEEN 828 SOUTH MAIN STREET AND 361 SOUTH MAIN STREET, AND AUTHORIZING THE CITY DEPARTMENT OF PUBLIC WORKS TO SUBMIT A FORMAL REQUEST THERETO**

**WHEREAS**, South Main Street, within the City of Geneva, Ontario County, New York, is designated as New York State Route 14, a state highway under the jurisdiction of the New York State Department of Transportation ("NYSDOT"); and

**WHEREAS**, the segment of South Main Street between 828 South Main Street and 361 South Main Street is currently posted with a maximum speed limit of 30 miles per hour; and

**WHEREAS**, the City Council has determined that a reduction of the posted speed limit to 25 miles per hour on this segment may improve public safety for motorists, cyclists, and pedestrians traveling along and accessing South Main Street in this corridor; and

**WHEREAS**, pursuant to applicable provisions of the New York State Vehicle and Traffic Law and the regulations governing state highways, the NYSDOT has sole authority to establish, modify, or reduce speed limits on state routes within municipal boundaries; and

**WHEREAS**, in order to implement any change to the posted speed limit on New York State Route 14, the City must formally request that the NYSDOT conduct a traffic engineering study and, if the study supports the proposed change, issue a Notice of Order pursuant to the NYSDOT's standard approval and filing process; and

**WHEREAS**, upon approval of any such change, the NYSDOT's Notice of Order must be filed with the New York State Department of State and recorded in the New York Codes, Rules and Regulations (NYCRR) before the revised speed limit is legally enforceable, after which appropriate MUTCD-compliant speed limit signs must be installed; and

**WHEREAS**, the City Council finds it in the public interest to initiate this process and directs the City Department of Public Works to submit the necessary formal request to the NYSDOT Region 4 Office in Rochester, New York; now, therefore be it

**RESOLVED**, by the City Council of the City of Geneva, New York, as follows:

**SECTION 1 – REQUEST TO NYSDOT.** The City Council of the City of Geneva hereby formally requests that the New York State Department of Transportation, through its Region 4 Office, conduct a traffic engineering study to evaluate the reduction of the posted speed limit on New York State Route 14 (South Main Street) from 30 miles per hour to 25 miles per hour, for the segment between 828 South Main Street and 361 South Main Street, City of Geneva, Ontario County, New York.

**SECTION 2 – AUTHORIZATION OF CITY DPW.** The City of Geneva Department of Public Works is hereby authorized and directed to transmit a copy of this Resolution and a formal written request for

NYSDOT review to the NYSDOT Region 4 Office located in Rochester, New York, in accordance with the applicable state process for modifications to speed limits on state highways.

**SECTION 3 – COOPERATION.** The City Manager, the City Department of Public Works, and all other appropriate City officials are hereby authorized to cooperate with the NYSDOT in the conduct of its traffic engineering study and to provide such information, documentation, and access as may be required by the NYSDOT in connection with its review.

**SECTION 4 – IMPLEMENTATION UPON APPROVAL.** In the event that the NYSDOT approves the requested speed limit reduction and issues a Notice of Order pursuant to applicable law and regulation, the City Department of Public Works is authorized to proceed with the installation of MUTCD-compliant speed limit signs reflecting the revised 25 miles per hour limit in the affected segment, following the filing of said Notice of Order with the New York State Department of State and its recording in the NYCRR, as required for enforcement of the revised speed limit.

**SECTION 5 – EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

*This document has been edited and formatted with use of AI. All content has been reviewed by the author for accuracy.*

**TO:** Geneva City Council  
**FROM:** Mayor Jim Cecere  
**DATE:** June 3, 2026  
**RE:** Resolution Appointing Taylor Youngs as Acting City Manager

## **RECOMMENDATION**

Approve the resolution appointing Taylor Youngs as Acting City Manager for the City of Geneva, effective July 9, 2026.

## **EXECUTIVE SUMMARY**

City Manager Amie Hendrix's final day with the City of Geneva will be July 8, 2026. To ensure continuity of City operations, City Council must appoint an Acting City Manager before her departure.

Taylor Youngs currently serves as Assistant City Manager. She has direct experience with City operations, department coordination, budget matters, active projects, and City Council priorities. Her appointment provides the most practical and stable path forward during this transition.

The proposed resolution formally appoints Taylor Youngs as Acting City Manager, effective July 9, 2026. The appointment will continue until the earlier of:

- The date a permanent City Manager assumes office.
- January 9, 2027.
- Further action by City Council.

The resolution also authorizes the Mayor to execute the Acting City Manager Employment Agreement, subject to review and approval as to form by the City Attorney.

## **BACKGROUND**

The City of Geneva operates under a Council-Manager form of government. The City Manager is responsible for the administration of City government, including day-to-day operations, department coordination, personnel oversight, budget administration, and implementation of City Council policy direction.

With the resignation of City Manager Amie Hendrix, City Council must ensure a clear transition of executive administrative authority. At a special meeting, City Council authorized the Mayor to negotiate the terms of an interim agreement with Taylor Youngs and to prepare the related agreement, resolution, and public communication for Council consideration.

Taylor Youngs is currently serving as Assistant City Manager. Her existing role gives her important knowledge of City operations and current Council priorities. Appointing her as Acting City Manager allows the City to maintain continuity while Council determines the process for selecting a permanent City Manager.

## **KEY TERMS OF THE APPOINTMENT**

- Taylor Youngs is appointed Acting City Manager effective July 9, 2026.
- The appointment expires no later than January 9, 2027, unless further action is taken by City Council.
- The appointment ends earlier if a permanent City Manager assumes office.
- Taylor serves as Acting City Manager at the pleasure of City Council.
- Taylor retains her underlying position as Assistant City Manager.
- Assistant City Manager responsibilities may be delegated to department managers where appropriate.
- The Mayor may adjust Acting operational responsibilities to ensure all City Manager functions are carried out effectively.
- Taylor receives a temporary stipend of \$500 per week, prorated at \$100 per workday for payroll purposes.
- The stipend ends automatically when the Acting appointment ends.

## **WHY THIS ACTION IS NEEDED**

- Provide clear administrative authority after July 8, 2026.
- Protect continuity of public services.
- Maintain accountability to City Council.
- Avoid operational uncertainty during the transition.
- Allow department heads and staff to receive clear direction.
- Keep budget, personnel, infrastructure, and strategic plan work moving forward.
- Provide a defined term and structure for the Acting role.

## **GOVERNANCE CONSIDERATIONS**

This appointment preserves City Council's authority during the transition.

The appointment does not create a permanent City Manager appointment, severance right, or continuing stipend beyond the interim period. City Council retains authority to end or modify the appointment as needed.

The resolution also recognizes the Mayor's role in helping coordinate the transition and ensuring that City Manager functions continue to be carried out effectively. This is intended to support continuity and does not shift policymaking authority away from City Council.

## **FINANCIAL IMPACT**

The agreement provides a temporary stipend of \$500 per week while Taylor Youngs serves as Acting City Manager. This stipend is in addition to her existing Assistant City Manager salary and benefits.

The total financial impact depends on the length of the interim appointment. If the appointment runs for the full six-month term, the stipend cost would be approximately \$13,000.

No severance, bonus, or continuing payment is created by the agreement. The stipend ends automatically when the Acting City Manager appointment ends.

## **ALTERNATIVES**

City Council has the following alternatives:

- Approve the resolution appointing Taylor Youngs as Acting City Manager.
- Modify the resolution or agreement before approval.
- Appoint another individual as Acting City Manager.
- Delay action and provide further direction to the Mayor, Human Resources, or City Attorney.

Delaying action is not recommended because the City needs clear administrative authority in place before July 9, 2026.

## **RECOMMENDED ACTION**

Approve the resolution appointing Taylor Youngs as Acting City Manager, effective July 9, 2026, and authorize the Mayor to execute the Acting City Manager Employment Agreement, subject to final review and approval as to form by the City Attorney.

## RESOLUTION # 32-2026

### APPOINTING TAYLOR YOUNGS AS ACTING CITY MANAGER

**WHEREAS**, the City of Geneva operates under a Council-Manager form of government, with the City Manager responsible for the administration of City operations in accordance with the Geneva City Charter, Geneva City Code, and direction established by City Council;

**WHEREAS**, City Manager Amie Hendrix has submitted her resignation, with her final day of service as City Manager to be July 8, 2026;

**WHEREAS**, the City Council has determined it is necessary and appropriate to appoint an Acting City Manager to ensure continuity of City operations, public services, fiscal management, personnel oversight, and execution of City Council priorities;

**WHEREAS**, Taylor Youngs currently serves as Assistant City Manager for the City of Geneva and has direct knowledge of City operations, active projects, departmental coordination, budget matters, and Council priorities;

**WHEREAS**, the City Council has determined Taylor Youngs is qualified to serve as Acting City Manager during the transition period while the City proceeds with the process for selecting a permanent City Manager;

**WHEREAS**, at a special meeting of the City Council, the City Council authorized Mayor James Cecere to negotiate the terms of an interim employment agreement with Taylor Youngs, in consultation with Human Resources and the City Attorney;

**WHEREAS**, the proposed Acting City Manager Employment Agreement sets forth the term, compensation, authority, duties, protections, and conditions of employment for Taylor Youngs while serving as Acting City Manager;

**WHEREAS**, the appointment of an Acting City Manager is intended to preserve stability, maintain accountability, and ensure the effective administration of City government during this transition period.

**NOW, THEREFORE, BE IT RESOLVED**, that the Geneva City Council hereby appoints Taylor Youngs as Acting City Manager for the City of Geneva, effective July 9, 2026;

**BE IT FURTHER RESOLVED**, that Taylor Youngs shall serve as Acting City Manager at the pleasure of the City Council, until the earlier of: the date a permanent City Manager assumes office; January 9, 2027; or further action by the City Council;

**BE IT FURTHER RESOLVED**, that Taylor Youngs shall retain her underlying position as Assistant City Manager during the term of her appointment as Acting City Manager, with Assistant City Manager duties delegated to other department managers where appropriate to ensure effective City operations;

**BE IT FURTHER RESOLVED**, that the Taylor Youngs will work with Mayor Jim Cecere review the operational responsibilities of the City Manager role during the interim period, and, as appropriate, develop enhancements to the role which ensure all functions of the City Manager are carried out effectively and in alignment with City Council priorities, the City Charter, the City Code, adopted budget authority, and applicable law;

**BE IT FURTHER RESOLVED**, that the City Council hereby approves the Acting City Manager Employment Agreement between the City of Geneva and Taylor Youngs, substantially in the form presented to the City Council;

**BE IT FURTHER RESOLVED**, that Mayor James Cecere is authorized to execute the Acting City Manager Employment Agreement on behalf of the City of Geneva, subject to review and approval as to form by the City Attorney;

**BE IT FURTHER RESOLVED**, that the Acting City Manager shall be authorized to perform the duties and functions of the City Manager as provided by the Geneva City Charter, Geneva City Code, adopted City policies, lawful direction of City Council, and applicable law;

**BE IT FURTHER RESOLVED**, that the City Clerk is directed to maintain a copy of this Resolution and the executed Acting City Manager Employment Agreement in the official records of the City of Geneva.

## EMPLOYMENT AGREEMENT ACTING CITY MANAGER

---

This Employment Agreement is made and entered into on June 3, 2026, by and between the City of Geneva, New York, a New York municipal corporation, referred to in this Agreement as the "City" or "Employer," and Taylor Youngs, referred to in this Agreement as the "Employee." The City Council has selected Employee to serve as Acting City Manager following the departure of City Manager Amie Hendrix, whose final day of service is July 8, 2026. The parties agree as follows:

### Section 1. Term

**A. Term.** The term of this Agreement shall begin on July 9, 2026 and shall expire on the earliest of: (i) the date a permanent City Manager assumes office, (ii) January 9, 2027, or (iii) termination of the Acting City Manager appointment by City Council.

**B. Extension.** Any extension of this Agreement shall require mutual written consent of Employee and the City, together with approval by formal resolution of City Council.

**C. No Permanent Right.** This Agreement creates no right, expectancy, tenure, or continuing employment interest in the position of Acting City Manager beyond the express term of this Agreement. It is understood that this position serves at the pleasure of City Council and that Section 4.5 of the City Charter does not apply.

### Section 2. Duties and Authority

**A. Duties and Authority.** Employee shall perform the duties and functions assigned to the City Manager under Article IV of the Geneva City Charter, the Geneva Municipal Code, lawful policies of the City, and lawful direction of City Council. Employee will work with the Mayor to review the operational responsibilities of the City Manager role during the interim period, and, as appropriate, develop enhancements to the role which ensure all functions of the City Manager are carried out effectively and in alignment with City Council priorities, the City Charter, the City Code, adopted budget authority, and applicable law.

### Section 3. Assistant City Manager Status and Delegation

**A. Continued Status.** Employee shall retain the title and position of Assistant City Manager during the term of this Agreement and shall continue to receive the base salary, rights, and benefits attendant to the Assistant City Manager position, except as expressly modified by this Agreement.

**B. Return to Assistant City Manager.** Upon expiration or termination of the Acting City Manager appointment, Employee shall automatically continue in the position of Assistant City Manager with all attendant rights, responsibilities, salary, and benefits then applicable to such position.

**C. Delegation of Assistant City Manager Duties.** During the term of this Agreement, the Acting City Manager shall delegate, where appropriate, the duties otherwise assigned to the Assistant City Manager role, to department managers or other appropriate City personnel to ensure continuity of operations and avoid conflicts, duplication, or overload.

### Section 4. Compensation and Benefits

**A. Base Salary and Existing Benefits.** Employee shall continue to receive the Employee's 2026 salary and benefits as Assistant City Manager.

**B. Temporary Stipend.** In addition to Employee's Assistant City Manager salary and benefits, the City shall pay Employee a temporary stipend of Five Hundred Dollars (\$500.00) per week for service as Acting City Manager. For payroll administration, the stipend shall be prorated at One Hundred Dollars (\$100.00) per workday when proration is necessary.

**C. End of Stipend.** The temporary stipend shall end automatically upon expiration or termination of the Acting City Manager appointment.

**D. No Additional Compensation Rights.** The stipend creates no right to severance, separation pay, bonus compensation, overtime, compensatory time, continuation pay, or permanent salary adjustment.

**E. Retirement and Payroll Treatment.** Payroll, tax, and retirement system treatment shall be determined in accordance with applicable law, New York State and Local Retirement System rules, and City payroll practice.

**F. Changes to Compensation.** Compensation under this Agreement shall not be modified except by written amendment approved by duly adopted resolution of City Council.

### Section 5. Termination, Resignation, and Expiration

**A. Termination by City Council.** City Council shall have authority to terminate the Acting City Manager appointment at any time. Termination of the Acting City Manager appointment shall not, by itself, terminate Employee's employment as Assistant City Manager.

**B. Resignation by Employee.** Employee may resign from the Acting City Manager appointment upon fourteen (14) days' written notice to the Mayor. Resignation from the Acting City Manager appointment shall not, by itself, constitute resignation from the Assistant City Manager position unless Employee expressly states so in writing.

**C. Expiration.** Upon expiration or termination of this Agreement, Employee shall automatically continue in the position of Assistant City Manager.

### Section 6. Defense, Insurance, and Indemnification

**A. Coverage.** The City shall provide defense and indemnification to Employee to the extent required or authorized by New York Public Officers Law Section 18, applicable provisions of the Geneva City Charter or Geneva Municipal Code, and any applicable City insurance policy, for acts or omissions occurring within the scope of Employee's authorized duties as Acting City Manager.

**B. Limits.** Defense and indemnification shall not apply to acts or omissions involving intentional wrongdoing, recklessness, gross negligence, fraud, criminal conduct, bad faith, personal conduct, or conduct outside the scope of Employee's public employment or lawful authority.

**C. Notice and Cooperation.** Employee shall promptly notify the City of any claim, demand, notice, suit, or proceeding involving acts or omissions connected to service as Acting City Manager. Employee shall cooperate with the City, its counsel, and its insurer in the defense of covered claims.

**D. Control of Defense and Settlement.** The City shall control the defense and settlement of covered claims, subject to applicable law and insurance requirements. No settlement or compromise shall bind the City without approval from the City or its authorized insurer.

**E. Insurance.** The City shall maintain insurance coverage applicable to the position of Acting City Manager in accordance with current City insurance policies and coverage limits.

### Section 7. Other Terms and Conditions of Employment

The Employer, upon agreement with Employee, shall fix any other terms and conditions of employment, as it may determine from time to time, relating to the performance of the Employee, provided such terms and conditions do not conflict with this Agreement, the City Charter, the Geneva Municipal Code, or applicable law.

### Section 8. Notices

Notice under this Agreement shall be given by depositing written notice in the custody of the United States Postal Service, postage prepaid, addressed as follows, or by another lawful delivery method agreed upon by the parties:

Employer	Employee
Mayor James Cecere City of Geneva 47 Castle Street Geneva, New York 14456	Taylor Youngs City of Geneva 47 Castle Street Geneva, New York 14456

**Section 10. General Provisions**

**A. Governing Law.** This Agreement shall be governed by the laws of the State of New York.

**B. Entire Agreement.** This Agreement states the complete agreement between the parties concerning the Acting City Manager appointment and supersedes prior understandings concerning the same subject.

**C. Amendment.** This Agreement shall not be amended except by written agreement signed by Employee and the Mayor after approval by duly adopted resolution of City Council.

**D. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force to the extent permitted by law.

**E. No Waiver.** Failure to enforce any provision of this Agreement shall not constitute waiver of such provision or any other provision.

**F. Counterparts and Electronic Signatures.** This Agreement shall be executed in counterparts. Electronic or scanned signatures shall have the same force as original signatures to the extent permitted by law.

**G. Approval as to Form.** This Agreement is subject to approval as to form by the City Attorney before execution.

**Effective Date**

This Agreement shall become effective July 9, 2026.

IN WITNESS WHEREOF, the City of Geneva has caused this Agreement to be signed and executed on its behalf by its Mayor and duly attested by its City Clerk, and Employee has signed and executed this Agreement as of the dates written below.

**APPROVED AS TO FORM:**

\_\_\_\_\_  
David K. Hou, Esq.  
City Attorney  
Date: \_\_\_\_\_

**EMPLOYER:**

**EMPLOYEE:**

\_\_\_\_\_  
Taylor Youngs  
Date: \_\_\_\_\_

\_\_\_\_\_  
James Cecere  
Mayor, City of Geneva  
Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Nicole Tillotsen  
City Clerk  
Date: \_\_\_\_\_

**City Council Resolution No. \_\_\_\_\_**

# THE GENEVA CITY COUNCIL

## ACTION MINUTES

### REGULAR COUNCIL MEETING

May 6, 2026 – 7:00 PM  
City Hall – 2<sup>nd</sup> Floor Council Chambers  
47 Castle Street  
Geneva, NY 14456

Presiding – Jim Cecere, Mayor

#### 1. EXECUTIVE SESSION

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

**MOVED THAT Council move to executive session at 6:06pm to discuss collective negotiations, the employment of a particular person or persons, and the proposed sale of real property.**

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

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

**MOVED THAT council exit executive session at 7:03pm**

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

#### 2. ROLL CALL

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

Absent: Clr. Whitfield

#### 3. COUNCIL UPDATES

Councilor Petropoulos shared that the LDC met today, with a presentation from Geneva City School District, and explained that the LDC will add three of its members to the Revolving Loan Fund Committee. The LDC approved financial assistance to the Hildreth Hill neighborhood Association and the Seneca Sounds music festival. He welcomed Brandon Phillips is the newest member of the LDC. Councilor Petropoulos shared that he designed a new downtown neighborhood sign. He also shared that Norfolk Southern will fix crossings in a few weeks, he attended the Town Hall this weekend, Captain's Cafe closed, and new restaurant coming into that space.

Councilor Kaim discussed government with fifth graders recently, and attended numerous meetings in the community. On April 27 the Recreation Advisory Board met, and encouraged residents to reach out to the committee with recommendations. Councilor Kaim also attended the GPD awards ceremony last month. A home in the sixth ward, on Eagle Street, was lost to a fire, Councilor Kaim thanked the Fire Department for their response. The Dunkin building is going up, with a mid-July opening anticipated, while the Lakefront Pavilion will go up in May. Councilor Kaim thanked Code Enforcement and their responses to complaints. In closing Councilor Kaim shared that he is working on winter parking in areas with un-ordinary ordinances.

Councilor Brennan shared that the Shade Tree Committee gave away a lot of trees on Arbor Day, and had \$930 in firewood sales in April. The Shade Tree Committee has made their summer plans, and is busy getting the nursery settled for the summer.

Councilor Gillotte shared that the Geneva BID received a grant for live music at First Friday events this summer. Next week blue tables and chairs will come out downtown, as well as Hometown Hero banners. The BID Hanging basket fundraiser is ongoing. Councilor Gillotte had no report from PBAB. He encouraged Fourth Ward residents to please send in email address for ongoing communication. He celebrated Geneva Middle School has exiting state accountability status, making a significant milestone for the district after years of academic changes, calling this a defining moment for the entire community.

Councilor Grimaldi attended the Housing Authority meeting, reporting that they are doing well aside from a little bit of trouble collecting rent.

Councilor Gummo shared that he couldn't attend the Green Committee meeting due to a council meeting conflict. He further shared that the Ward 1 & 2 Town Hall was held last weekend.

Councilor Lavin shared that the IDA presented to the Downtown Ad Hoc Committee, with issues on the menu and being discussed. He raised concerns about how PILOT money is used as well as staff time. He called the Wards 1 & 2 Town Hall meeting was a success, sharing examples of residents finding financial challenges in the City. Councilor Lavin thanked Strong and the University of Rochester in the community and in Rochester, for the help they have for people, explaining that he is entering a phase where he will be isolated for a few months for health reasons. Has decided not to step aside, but may be absent from time to time.

#### 4. PUBLIC COMMENT

Charles King of Washington Street shared the following comment with Council:

Hi. First, I want to encourage you to please tell people what acronyms and initials mean. Not all of us have a business background, so we don't immediately know what KPIs are. It's also useful, I think, to spell out what things like ZBA or LDC or IDA are the first time you mention them in a meeting just to help members of the public who aren't super familiar catch up a bit. Second, you know that I think past Councils have given you a Herculean task when it comes to fixing powerful volunteer boards. Boards are so under-supported and held to such low standards that fixing the government is almost a harder task than creating a new municipality from scratch. We can think of the government of the City Geneva as three branches of government: elected leaders (which are like legislators), staff (which are like the executive branch), and Boards (which are quasi-judicial). It's not exactly the same as the separate but equal branches of the Federal Government, but each of those three branches is important and the volunteer boards branch has been so neglected for so long that it is almost entirely rotted out. I do not envy you the task of finding volunteers, when volunteering for Geneva's government feels like entering into a trap where you'll be undercut by politically captured staff and crony board members who simply want to rubber stamp everything for the rich and powerful. You have trust to rebuild. I have encouraged you to make 1) powerful boards and 2) advisory committee appointments two distinct agenda items because they are vastly different in power. Instead, you have kept them as one and relegated them to the mid-month meeting, it seems like, which I'm not in favor of, but you're also actually starting to debate and table and vote no and abstain on these appointments, which shows that at least some of you are realizing that this is a profoundly broken system that needs some serious reform. So, thank you for taking the process seriously, but if you're going to fix this, and in the spirit of transparency, I really do think that you need to do it in the most public monthly meeting with the most transparent process, meaning that you need to put everyone you're planning to appoint onto the agenda so that we're not surprised at the last minute by appointments that aren't on the agenda, as we were in January, and as we are tonight unless we delve deeply into minutes. How would a football team do with no special teams? Or a baseball team with no outfielders? Or a hockey team with no goalie equipment? Or a basketball team who never takes three-point shots? Volunteer boards are like the missing piece on each of these teams that is putting you in a position where you always lose because you can't really play. We've had 1 million, 5 million, 40 million dollar projects and not followed through on them, because we don't have a system with standards, we don't enforce code, we don't negotiate with developers, and we give up the farm in

gigantic PILOTS (payments in lieu of taxes) every time we get a whiff of success. No million dollar idea is going to make the city any money if we don't have financial development and neighborhood harmony boards that are held to standards and that know what they're doing. That may require different staff liaisons moving forward, and it may require a different sort of oversight. Try to move everything in the right direction, toward reform, transparency, professionalism, and standards.

Velevia Estrada, of Castle Street shared the following comment with Council:

Good evening, my name is Velevia Estrada. I am a resident of Ward 3 at 301 Castle Street and a professional at Hobard and William Smith Colleges and am here to speak about the unsustainable cost of living for working residents.

In the six years since I moved into my single-family home, my rent has increased by 45.5%, rising from \$1,100 to \$1,600. This year alone saw a 14.3% jump. My landlord, Debutante Properties, manages a vast portfolio here in Geneva – reportedly around 80 units – yet despite these aggressive hikes, basic repairs and maintenance to my home have been non-existent. This isn't just my story; in our local community groups, residents are documenting the "Debutante Effect" where major portfolios expand, the "mom and pop" market disappears, and tenants are left with no alternatives when rents spike to match the high-revenue short-term rental market. Nearly 50% of Geneva's population are renters. When rents increase by double digits without reinvestment in maintenance or code enforcement, it threatens the stability of half of the city. My partner and I represent the ALICE population; that is the (Asset Limited, Income Constrained and Employed) community members – the working engine of Geneva's intuitions. We earn too much for public assistance such as Section 8, HEAP, Medicaid, or any social services, but too little to survive these systemic hikes.

At the same time, my utility costs have become a second rent payment. For each of the last three months, my NYSEG bill has averaged about \$600 per month. This reflects a 22% rate hike approved last year, which hits Geneva's older housing stock the hardest. This is not an outlier; it is a community crisis! On social media, neighbors are sharing bills where the Delivery Charges now exceed the actual cost of power. We are being squeezed by a system that demands more for less service.

Between rent, water, and electricity my household expenses are out pacing my income. I very much doubt that any of my neighbors are seeing 22% or 45% increases to their home income to match the exponential increases to our cost of living in Geneva.

I am here to observe and to ask: What is the city's plan, to hold large-scale landlords accountable for maintenance and to protect residents like me from being priced out of the community we serve?

Steve Chilbert of Maple Street spoke on behalf of several residents in Ward 4 regarding the ongoing sidewalk repair issue. He recalled the September 3, 2025 council meeting where the issue was originally raised, the moratorium, and its expiration recently that brought on new letters giving residents 60 days to make repairs. He recalled Council discussing solutions to the mandated sidewalk repairs, including seeking grant funds for the repair, or cost sharing. Residents expected the new letter to offer funding solutions, while, instead it was the same letter only omitting a 50% surcharge charged on top of the city's costs to repair if homeowners don't make the repairs themselves. Mr. Chilbert noted that nine months later, the costs have increased for these repairs. Mr. Chilbert respectfully requests that the City and Council meet on this, do their due diligence, and let the residents know what is happening and how they should proceed.

## 5. PROCLAMATIONS

- A. Public Service Recognition Week
- B. Nurses Week

## 6. DISCUSSION – Public Safety Overview of Operations

Mayor Cecere opened the discussion referencing the Strategic Plan and wondering how it aligns with Public Safety operations.

Chief Parotta sees the Fire Department as aligned with the Strategic Plan, having reviewed the entire document, in addition to the Public Safety portions. Mayor Cecere explained that he would like to continue to be in a position to move

forward with the same Fire Department optimization, calling the paid and volunteer firefighters the “diamond of our region,” and asking if there is anything in the plan that might prevent this from continuing to be the case. Chief Parotta explained that funding is critical to continue the same level of service. He explained that career firefighters create a benefit to the community. Mayor Cecere complimented the Fire Department for their response, including to other jurisdictions. He wondered about regionalizing as a Fire Department. Chief Parotta explained that mutual aid is the shared services lingo in Fire, and it goes both ways, with numbers balancing each other out. Councilor Lavin asked if \$400,000 came from the Town of Geneva tomorrow, could the Fire Department provide that service. Chief Parotta explained that it’s a tough question to answer on the spot because a lot goes into that, including a distance factor. Councilor Kaim wondered about deficits. Chief Parotta doesn’t see a problem today that would overwhelm systems. Councilor Kaim encouraged the Chief to come to Council if there are any potential problems. Mayor Cecere stressed a Geneva First model, which Chief Parotta agreed is the department’s model.

Chief Eveland calls stability the first word that comes to mind thinking of the Geneva Police Department. He shared that they are nearly fully staffed, and in a good place. Mayor Cecere noted that the Police Department is looking to hire additional officers, and wondered if Chief Eveland sees opportunities to improve service through State and County resources. Chief Eveland described shared services including helping the Sheriff’s Office with a homicide investigation in the Town, describing the collaborative nature of the investigation. He sees the Geneva Police Department being more on the receiving end of shared services, benefiting from Sheriff’s and State Police resources. Councilor Lavin explained the advantages of county-wide policing rather than duplicating law enforcement services in Cities. He wondered what consolidation should happen while keeping the quality of care, wondering if he sees energy for consolidation. Chief Eveland explained that a reduction in investigative services in the City would reduce outcomes. He explained the internal dynamics of a detective unit in house, including retention purposes. Councilor Petropoulos noticed streamlining over the past few years, and complimented assisting the Fire Department with the PD’s drone, thinking outside the box. He noted three officers in bicycle school as well. Councilor Petropoulos wondered if further cooperation is possible, wondering what in the Strategic Plan could trip the Police Department up. Chief Eveland said that money and people could cause services to stay flat. He’d like to have bicycles out in the community for e-bike enforcement and other efforts. With a thin operating budget, he looks at programs that can be implemented while being fiscally responsible and a benefit for the community. Chief Eveland described the drone program, which was grant funded. The drone has been deployed to assist DPW and Fire Department. Moving forward, the Chief sees collaboration and fiscal responsibility to be important. Councilor Kaim wondered why call numbers are going up. Chief Eveland doesn’t see anything alarming going on his end, discussion followed.

## 7. DISCUSSION – Debt Strategy Proposal

Mayor Cecere reviewed the Moody’s report, with a high rating, reflecting the city’s current financial condition, without a forward-looking view of where the City is headed. Mayor Cecere shared additional information through the lens of the debt strategy with council and the ad hoc committee. He calls the forecast cloudy, raising concerns about short-term debt. He raised concerns that if all the short-term debt is turned into long-term debt, the City’s rating will be downgraded, driving borrowing costs up. He noted that 70% of the budget goes to debt, driving borrowing costs up. Councilor Lavin raised concerns about throwing stuff on the budget at the end, forcing tough choices.

## 8. MAYOR’S REPORT

Mayor Cecere shared that City Manager hosted the Boy Scouts at City Hall earlier this week. He also shared that he met with several Ontario County mayors earlier this week, with discussion around those who have staff holding water licenses and how to share these staffing resources, economic development, and ways to regionalize more efforts. Next week Mayor Cecere will attend the NYCOM conference. Mayor Cecere announced that the Ad Hoc Housing Committee will kick off on May 26, and that the IDA presented to the Downtown Ad Hoc committee earlier this week. In closing, Mayor Cecere shared an effort to raise funds for fireworks to compliment the fireman’s parade and celebrate America’s 250th in Geneva.

## 9. CITY MANAGER'S REPORT

City Manager Hendrix provided the following updates:

April gave us a great chance to shine a spotlight on the people who keep our City running smoothly every single day, often behind the scenes and without much fanfare.

During Administrative Professionals Month, we celebrated Shannon Parrotta and Taylor Shane (Police); Anne Alaimo and Lauren Karlsen (Fire, with Lauren supporting Code as well); and Jackie LaVoie (DPW). Their work makes a small team feel mighty and we're grateful to all staff who jump in to keep things moving.

May brings us Public Service Recognition Week, a time to celebrate the dedication, professionalism, and heart our team brings to this community every day.

I'm also excited to recognize this year's "Geneva Grit & Greatness" Award winners were nominated by their peers for outstanding public service: Brandon Wayne, Jackie LaVoie, Jeffry Greco, Jennifer Sutton, Jeremiah Gardiner, Kelly Doebelin, Kevin Reed, Lauren Karlsen, Lou Bohrer, Nicole Tillotson, Thomas Benjamin, and Tom DiCostanzo. This group truly sets the bar.

We're also kicking off budget season, with departments planning ahead. Our focus: smart, balanced decisions that support today's services while investing in the future - all in alignment with Council's strategic plan!

### Budget & Finance

- Budget season is underway
- Q1 2026 sales tax is already trending \$40K above 2025 and ahead of projection
- City staff continue to operate lean and focus on smart, targeted decisions for current year.
- A temporary hiring pause is in place
- Moody's Report that the City of Geneva has received a strong Aa3 financial rating along with a MIG 1 rating, the highest possible rating for short-term borrowing.

### Housing & Development

- Multiple housing projects advancing across the pipeline; from new builds to major redevelopments; Middle Street (9 apartments) are under construction with anticipated opening in the next month! Stay tuned for more details as the new homes come to Geneva.
- \$600K housing rehab program in action improving safety and conditions for local homes
- Continued focus on neighborhood stability through active code enforcement and property oversight

### Downtown & Economic Development

- \$1.7M Long Pier Stabilization project moving forward
- \$180K small business grant secured: new funding to support local entrepreneurs launching soon
- Assessment notices are out and staff ready to assist residents with questions and reviews

### Recreation & Youth Opportunities

- Career Day success: 60 organizations connected with students from 12 schools at the Rec Complex
- Summer parks meet-ups launching free, family-friendly gatherings with games and ice cream

### Public Safety

- State partnership in action: DHSES met with local businesses to strengthen safety, preparedness, and coordination with GPD/GFD
- Strong service activity at the Police Department over 11,700 calls for service year-to-date, reflecting active community engagement
- Fire department responded to two structure fires in the last 30 days.

### Governance & Oversight

- City staff completed intensive communications training to strengthen outreach, transparency, and public engagement
- Modern approach to communication; expanding beyond traditional platforms to better reach all residents
- Health insurance trends under review with early projections showing potential 10–18% increases by 2027, with ongoing monitoring underway

### Infrastructure

- Major projects progressing — Castle Street (38% complete) and City Hall windows nearing finish line
- Water meter upgrades underway — improving accuracy and reducing estimated billing

- Critical repairs completed — Dorchester Ave retaining wall fully stabilized after storm damage
- Utility and system improvements advancing — WWTP startup, NYSEG gas work, and ongoing infrastructure upgrades
- Storm response continues — lakefront cleanup and repair planning in progress

#### Shared Services & Efficiency

- Regional coordination strengthening with ongoing collaboration with Town, County, and neighboring municipalities to improve efficiency and shared services
- Fire service collaboration advancing; focused on data-driven discussions identifying opportunities for joint training, shared equipment, and improved response coordination
- Public safety & infrastructure alignment with regional focus on communications systems, storm response, and long-term resiliency
- Strong institutional partnerships: continued coordination with Hobart & William Smith on student engagement, recreation, and community safety

#### Quality of Life Activities

- City addressing gatherings, noise, and litter concerns with Code and Police coordination
- Lakefront pavilion nearing installation with a structure going up mid-May with added community enhancements to follow
- Public art efforts reemerging; community group working with City to relaunch a structured mural and arts program
- Focus on vibrant, livable neighborhoods through enforcement, partnerships, and placemaking initiatives continue

### 10. QUARTER 1 FINANCIAL REPORT

City Manager Hendrix reviewed all three funds, noting differences in when revenue is collected in each fund. Revenue sources were reviewed in all three funds as well. The General Fund was reviewed department by department, followed by the Water Fund and Sewer Fund. Revenue highlights included fund balance at just over \$4.6 million, PILOT payments are on pace, and the Adult Use Cannibals Use Tax payment came in for the first time, as an un-budgeted revenue and will eventually become cyclical. Budget flags include highway snow removal, and comptroller audit costs as items to watch, while real property tax is at near full collection.

City Manager Hendrix summarized that the City is in a pretty good place, and is being optimistically cautious about sales tax revenue, with quarter one coming in well ahead of predictions.

### 11. SUPERVISOR UPDATE

Supervisor Kennedy introduced Supervisor Dickenson, and shared that a meeting occurred earlier this year between the County and City that included the Supervisors, Chair of the Board of Supervisors, County Administer, City Manager, Mayor and County Economic Development. He explained that, like Council, the Board of Supervisors had a large turnover, and is now meeting every four weeks rather than every three weeks. He noted that the utility costs continue to get more complicated and the problem has not gone away. Ontario County Humane Society statistics were shared, noting that the City of Geneva trended the highest for Ontario County dog intakes in 2025. Supervisor Kennedy also shared that the County is allocating \$300,000 to support the Greenway project. In February the new Youth Bureau Director met with City Management. Other DSS updates include that their office on Seneca Street will bring the two Workforce Development staff back to the Hopewell Office due to safety, security, and space restrictions. He explained that the Commissioner said affected residents will receive bus passes to Hopewell for their job search activities, and that clients with children that need to get off of school buses will be accommodated. The County is faced with federal cuts in SNAP and Medicaid, and the Commissioner has indicated that they are in the process of reaching out to clients who haven't been using benefits and others losing eligibility. Supervisor Kennedy complimented the Town Hall meetings held at the YMCA. Recently, Supervisor Kennedy shared South Main traffic concerns with the Ontario County Traffic Safety Board, who noted that garbage truck traffic will reduce with the landfill closing in 2028, and that these are state roads. Supervisor Kennedy thanked the City Manager for her updates. An Electronic waste recycling event will occur on May 16 in Bristol, confidential paper shredding is sold out in Victor, and there is a bin here at City Hall for residents to utilize during normal business hours. In addition to Nurses Week, May is Mental Health Awareness month, Supervisor Kennedy recognized those

workers. On behalf of Public Health, he encouraged residents to check for ticks.

Supervisor Dickenson shared that 4H Camp Bristol Hills is still open for scholarships; they will run a bus from Geneva for the first week of camp. Residents who are interested should contact Cornell Cooperative Extension. Supervisor Kaim wondered if the County can do something about bringing industrial development to Ward 6. Councilor Petropoulos would like to see more connection with the County and industrial development. Mayor Cecere recommended attending the County Economic Development presentation at an upcoming Ad Hoc committee meeting. Councilor Lavin wondered if daycare and after-school care funds are under strain. Supervisor Kennedy explained that this is an area of concern, explaining that everyone is waiting for the State budget.

#### 12. PRESENTATION – Red Knights Firefighters Motorcycle Club

Chris Tiffany provided an overview of the Red Knights Firefighters Motorcycle club, noting that they are hosting the Yankee Rally event in Geneva this year. This is the New York 30 Chapter's second time hosting, and first time in Geneva. The Rally will take place from June 3-7. Organizers are expecting 300–350 participants, hosting folks from all over the Eastern seaboard. The agenda for the weekend is packed and includes several rides, as well as a food truck and music event on Friday night. There will be increased motorcycle traffic in the City for the weekend, and the club is making an effort to let municipalities know ahead of time. Mr. Tiffany explained that all proceeds from this event goes to the Finger Lakes Burn Center.

#### 13. PRESENTATION – Lakefront Updates

Director Venuti provided an overview to the recent storm impacts to the Lakefront, affecting the north end of Seneca Lake. Mayor Cecere thanked Director Venuti and his team for all of their work on the devastation on the lakefront. He encourages Director Venuti to think of this in stages of safety first, access second, and noted that improvement will be harder to do. He wondered if there are any funding insights. Director Venuti explained that he doesn't expect any funding for repairs to storm damage, noting that State representatives have committed to listening, and encouraging municipalities to send in documentation of damage. Director Venuti explained that if the damage is under \$40 million, it doesn't rise to disaster levels to qualify for outside funding. He estimates costs to be between \$3 - \$4 million to repair damages. City Manager Hendrix explained that grants aren't quick, and some of this needs to be remedied before grant funding can come through. Councilor Kaim wondered if since that area used to be 5&20, should the state maintain it? Director Venuti explained that in the 1950s the land was transferred to the City. Councilor Petropoulos has had a look himself, and wonders what the timetable is looking like for repairs and for funding. He wondered if the lake will be further compromised if the City waits to make repairs. Director Venuti explained that the lake has sustained this height for more than a month, and any south wind events will cause more damage, explaining that he doesn't have a timeline yet for when repairs can begin. Councilor Grimaldi wondered how much of the work the City can do. Director Venuti explained that cleanup is ongoing, and his crews will do what they can.

#### 14. PRESENTATION – Grants Update

Assistant City Manager Youngs provided a high-level walk-through of key grant points, all highlighted in a handout provided to Council. She shared that since the start of the year, the City has secured about \$4.35 million in grant funding that spans infrastructure, planning, housing, economic development, and public safety work, and importantly, those aren't one-off wins; those are tied to projects that the City now has to deliver on. She went on to explain that, at a high level, the City is leveraging grants anywhere it can that aligns with Council priorities, while being intentional about where we apply, and actively pursuing opportunities across departments. She stressed that this is not just funding coming in the door, rather, each one of these applications takes time to develop, coordination across departments, building scopes, budgets, match identification, and in many cases engineering or planning work just to submit. Once awarded, she explained that that's when the real work starts including procurement, contract management, compliance, reporting, and reimbursement requests. She further explained that many of these grants run for multiple years, so they stay active well beyond the award, also noting that the City has several applications currently under review; things like TAP, Open Space, and others,

all while staff are preparing for additional opportunities like CFA. This number is not static, and staff expect it to continue to grow over the course of the year, while managing a pretty significant active portfolio. Assistant City Manager Youngs explained that the City has projects underway from 2025, 2024, and in some cases going back much further, so there's a constant level of compliance, reporting, and coordination happening behind the scenes, across multiple departments, not just one team, calling the marina project a good example, where residents are seeing movement now with contractor selection and next steps, which is the result of years of grant work, coordination with state partners, and getting to a place where the City can actually implement the project. Going forward, the City will continue to pursue funding aggressively where it makes sense, while also being mindful of capacity, making sure that what we take on, we can actually deliver successfully. Overall, this reflects both a really strong level of external investment coming into the City, and the level of effort it takes from staff to make that happen and see it through deserves a million thanks.

15. RESOLUTION – Authorizing an Intermunicipal Agreement with the Town of Fayette for Sanitary Sewer Service

**WHEREAS**, the Town of Fayette has established Sewer District No. 1, pending approval by the New York State Comptroller, pursuant to the New York Town Law, and desires to provide sanitary sewer service to properties within said district; and

**WHEREAS**, the City of Geneva owns and operates a municipal sanitary sewer system and wastewater treatment facilities and has capacity within those facilities to accept wastewater from the Town, subject to the terms and conditions of the proposed Intermunicipal Agreement; and

**WHEREAS**, Article 5-G of the New York General Municipal Law authorizes municipal corporations to enter into agreements for the joint or cooperative performance of municipal functions, including the conveyance and treatment of wastewater; and

**WHEREAS**, the City Manager has presented to this Council a proposed Intermunicipal Agreement between the City of Geneva and the Town of Fayette establishing the operational, regulatory, and legal framework under which the City will accept and treat wastewater conveyed from Sewer District No. 1, a copy of which is attached hereto and incorporated herein by reference; and

**WHEREAS**, Section 5 of the proposed Agreement provides that the rates charged to the Town for the treatment of wastewater shall be as set forth in a separate extension agreement between the parties, as the same may be amended from time to time; and

**WHEREAS**, the City Council has reviewed the proposed Agreement and finds that its execution is in the best interests of the City and its residents, provided that the financial terms governing user charges are subject to subsequent Council approval; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Geneva that the Intermunicipal Agreement between the City of Geneva and the Town of Fayette, in substantially the form attached hereto, is hereby approved; and

**BE IT FURTHER RESOLVED** the City Manager is hereby authorized and directed to execute the Intermunicipal Agreement on behalf of the City of Geneva, together with such non-substantive modifications as may be approved by the City Manager upon the advice of the City Attorney; and

**BE IT FURTHER RESOLVED** no rate, fee, sewer rent, or extension agreement establishing user charges payable by the Town of Fayette or by users within Sewer District No. 1 shall take effect under the Agreement until the same has been presented to and approved by this City Council by separate resolution; and

**BE IT FURTHER RESOLVED** the City Manager is further authorized to take such additional administrative actions as may be reasonably necessary to implement the Agreement, including coordination with the New York State Department of Environmental Conservation and other regulatory agencies.

**ACTION TAKEN by Clr; Gummoe, seconded by Clr. Lavin**

**MOVED THAT this resolution be approved**

**ROLL CALL VOTE:**

**Aye - Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Gillotte, Clr. Gummoe, Clr. Grimaldi, Mayor Cecere**

**Nay - Clr. Lavin**

**MOTION CARRIED (7-1-1 absent)**

**16. BOARD AND COMMISSION APPOINTMENTS**

**ACTION TAKEN by Clr; Gillotte, seconded by Clr. Gummoe**

**MOVED THAT this resolution be approved**

**ROLL CALL VOTE:**            **Aye - Clr. Brennan, Clr. Gillotte, Clr. Lavin, Clr. Gummoe, Clr. Grimaldi,  
Mayor Cecere**  
   **Nay - Clr. Kaim, Clr. Petropoulos**

**MOTION CARRIED (6-2-1 absent)**

**17. CONSIDERATION OF MEETING MINUTES**

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

**MOVED THAT the minutes of the March 28, April 1, April 21, and April 23 Council Meetings be approved**

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

**18. ADJOURNMENT**

**ACTION TAKEN by Clr. Gummoe; seconded by Clr. Kaim**

**MOVED THAT the meeting be adjourned at 9:56pm**

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

*Nicole Tillotson*  
City Clerk

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

May 19, 2026 – 6:00 PM  
City Hall – 2<sup>nd</sup> Floor Council Chambers  
47 Castle Street  
Geneva, NY 14456

Presiding – Jim Cecere, Mayor

1. ROLL CALL

Present: Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Gillotte (arrived at 6:14pm), Clr. Lavin, Clr. Gummoie,  
Clr. Grimaldi  
Absent: Clr. Whitfield

2. AMENDMENT TO THE AGENDA

Mayor Cecere amended the agenda to add a public comment period due to feedback from reassessment notices

3. RESOLUTION – Requesting a New York State Disaster Emergency Declaration for 2026 Finger Lakes Storm, Flooding, High-Water, Shoreline, and Infrastructure Damage

Mayor Cecere presented the following Resolution:

**WHEREAS**, the City of Geneva and communities across the Finger Lakes region have experienced repeated spring 2026 precipitation events, saturated soils, elevated runoff, stormwater impacts, high lake levels, wave action, shoreline erosion, and related infrastructure damage; and

**WHEREAS**, Seneca Lake at Geneva exceeded action stage and approached minor flood stage, creating sustained public-safety, shoreline, stormwater, transportation, recreation, and infrastructure concerns; and

**WHEREAS**, the City of Geneva has sustained significant damage to public infrastructure and public assets, including Lakefront Park, shoreline protection structures, pedestrian and bicycle facilities, stormwater systems, culverts, public access areas, and related municipal facilities; and

**WHEREAS**, preliminary estimates indicate City of Geneva damage and repair needs in the range of approximately \$3 million to \$5 million, subject to engineering review, state validation, and continued assessment; and

**WHEREAS**, damage at Lakefront Park includes shoreline erosion, sinkholes, public-access hazards, and damage worsened by elevated lake levels and wave action; and

**WHEREAS**, damage to Marsh Creek culverts and related drainage infrastructure presents regional stormwater, transportation, and public-safety concerns; and

**WHEREAS**, these conditions are not limited to one municipality, because stormwater, lake levels, tributary flows, shoreline impacts, and watershed conditions cross municipal and county boundaries; and

**WHEREAS**, New York State Executive Law Article 2-B recognizes local governments as the first line of defense in disasters and authorizes state support when local response capacity is exceeded; and

**WHEREAS**, the scale, cost, regional nature, and continuing risk of the 2026 storm, flooding, high-water, shoreline, and infrastructure damage exceed the capacity of individual municipalities to address without state assistance; and

**WHEREAS**, a coordinated regional damage assessment is necessary to determine eligibility for state assistance, federal assistance, emergency protective measures, public infrastructure repair, and long-term mitigation support; now, therefore be it

**RESOLVED**, that the City Council of the City of Geneva hereby requests that Governor Kathy Hochul consider a State Disaster Emergency under New York State Executive Law § 28 for the Finger Lakes communities affected by 2026 storm, flooding, high-water, shoreline, and infrastructure damage; and further

**RESOLVED**, that the City Council requests that the relevant agencies coordinate with affected counties, municipalities, and state agencies to conduct regional Preliminary Damage Assessments for public infrastructure, public facilities, emergency protective measures, debris removal, water-control facilities, roads, bridges, culverts, utilities, parks, shoreline protection structures, and other eligible damage categories; and further

**RESOLVED**, that the City Council requests that the County and State pursue all available state and federal assistance, including any appropriate request for federal assistance if validated damage thresholds and eligibility requirements are met; and further

**RESOLVED**, that the City Council requests support from the New York State Department of Transportation, Department of Environmental Conservation, Office of Parks, Recreation and Historic Preservation, Canal Corporation, and other relevant agencies to assist with emergency stabilization, technical review, permitting coordination, public-safety measures, and long-term mitigation planning; and further

**RESOLVED**, that the City Council supports a coordinated regional mitigation strategy addressing shoreline resilience, culvert capacity, stormwater systems, watershed management, floodplain protection, and long-term projects including, where appropriate, Castle Creek daylighting, Marsh Creek improvements, and lakefront resiliency improvements; and further

**RESOLVED**, that the City Clerk is directed to transmit this resolution to Chris Debolt, Ontario County Administrator, William Wellman, Chairman of Ontario County Board of Supervisors, the Geneva City Supervisors, and the Seneca Lake Pure Waters Association.

City Manager Hendrix shared that lake levels have receded some, and the City has contracted with an engineering firm to determine what damages are. She explained that the Boat launch unfortunately remains closed, with staff monitoring daily for reopening. There are several areas on the lakefront that people can't use, and will likely be closed for the entire summer season.

Councilor Lavin applauded Mayor Cecere's strong voice, and wondered why Yates County can charge for short term rentals when Geneva can't. Mayor Cecere called this the voice that starts a chorus of action.

Councilor Gummoie wondered if other municipalities are doing the same. Mayor Cecere said some weren't affected, due to concentrated damage.

City Manager Hendrix acknowledged that FEMA is not an easy process, and that there are local ways to address damages first.

Councilor Petropoulos wondered if damage totals could go above \$5 million. City Manager Hendrix explained that it could be. Assistant City Manager Youngs explained that no in-water assessment can occur until June. Councilor Petropoulos wondered if water quality has been affected, City Manager Hendrix said it hasn't been.

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

**MOVED THAT this resolution be approved**

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

#### 4. PUBLIC COMMENT

Mayor Cecere opened the Public Comment period by welcoming residents to express to the city what they're feeling based on what they received in the mail, preliminary assessment notices. Noting a goal to understand and learn. He called on a process of communicating, calling the reassessment communication a failure of governance, asking residents to act in understanding not anger and angst.

Art DeCarlo of William Street spoke on storm damages at the lakefront now totaling up to \$5 million, acknowledging that water is high, and that it's gorgeous down there. He wondered what needs to be done aside from fixing the boat launch, noting that he doesn't see \$5 million in damage.

Daniel DiPolito raised questions about grieving an unequal assessment, and wondered how he can get comparables and ratios of comparable properties.

Lisa Petrapolo introduced herself as a vocal advocate of Geneva, supporting people, businesses, and activities. She acknowledged that the City's population has declined, as an ongoing trend. She was surprised to learn that only 49% of residents own their own home. Ms. Petrapolo wondered how often to expect new assessments now, and raised concerns about comparables. She called the valuation inequitable and confusing.

Jack O'Donnel wondered about comparisons on the City's website, wondering if house types be added. He noted that the State recommends 3-5 years between reassessments, not every two years. He also wondered if all properties were reassessed.

Kevin Wi, who has been living in Geneva for almost 30 years, owns several properties. He wondered if assessments keep going up, are we driving residents away? He also noted that rentals are becoming more expensive, leading to rental businessmen getting out of Geneva if assessments keep going up.

Lynn Sysecki of Larchmont Street echoes questions about why a reassessment occurred after two years. She found the letters to not be clear and didn't know where to leave her grievance. She doesn't believe the assessor used the proper methodology for her home. She suggested using Zillow for comps.

Ken Dorty wondered was whole city reassessed, and what percent of properties went up, and down? He then wondered if new tax rates will go down to reflect this? Mr. Dorty shared that his assessment went up 96%

Jessca Palmer of Slosson Lane wondered if slots are filled for people that want to grieve, she thinks there will be more people than time.

Gavin Brignall, a 21 year old college student shared a young person's perspective to all of this. He doesn't see the population ever growing in Geneva again, explaining that none of his graduating class wants to stay in the City, calling starting a career here or owning a home impossible. He encouraged council to consider kids who won't want to stay here. He recommended tough conversations about city staff not living in the city of Geneva, who enjoy lower tax rates elsewhere.

Art DeCarlo of William Street wondered if all assessments were done by computers or were they looked at. He shared that his daughter's home got a 76% increase, and another daughter says she can't afford to buy a house in Geneva due to assessments.

Anthony Vasquez of Maxwell Avenue raised concerns about elderly on the verge of losing property because of fixed incomes. He complimented the Assessor, and wants to make sure assessments are fair across the board. He also raised issues on the nontaxable properties. He recommended looking into nontaxable properties, citing properties purchased by HWS. He called for creative solutions for income from nontaxable properties, noting that tax exempt not for profits in many cases raise a lot of money, profit, and don't pay taxes.

Jack O'Donnel explained that fair market value on websites is lower than assessments.

Don Friday of Washington Street wonders what full market value is, if in 2026 the reassessment chart shows a significant increase? He wonders what happened to increase the full market value, what are the levers being pulled to

make the changes. He asked where should residents go to challenge this, do the math. He recalled a home on Hillcrest that sold above asking price, which happens frequently, noting that has driven up prices in nicer neighborhoods.

## 5. DISCUSSION – Assessment Overview

City Manager Hendrix explained the revaluation process briefly, explaining that Assessment is a standalone entity, kept separate due to statutory authorities and budget planning. She recalled decision last summer about the revaluation, as well as notices during the budget process, with valuation dropping.

Assessor Rados welcomed everyone, and encouraged residents to reach out to her with questions.

Councilor Kaim said he got a lot of phone calls from Ward 6 residents. Assessor Rados explained that the City was analyzed for inequities, and explained that Neighborhood 100 sale prices are in line with assessments, so there was no need to reassess there.

She went on to explain how the State analyzes assessments vs. sale prices, and when numbers become out of sync, when equalization rates drop, school districts and counties have to equalize the tax rate, driving up school and county tax rates. She explained levels of assessment and full market value numbers.

Mayor Cecere asked Assessor Rados to go through questions, explaining how she gathers statistics on neighborhoods and what their equalization rates are, and where reassessment is needed. She explained neighborhood structure, and why not all neighborhoods were reassessed. She then explained parameters around the neighborhood data and its analysis. She went on to explain price per square foot based on condition, maintenance, and other factors. Assessor Rados also explained that arm's length transactions are the only transactions used to assess property. She then explained how data is run against a model to analyze sales, project tables, land tables, and general quality control.

Mayor Cecere asked about groupings. Assessor Rados shared examples of home sale that were at twice their assessments. Mayor Cecere wondered if outliers are removed, she explained that there are few outliers because there was a reassessment two years ago. She explained how assessors take closer looks at outlier sales, and noted that outliers are thrown out of the sampling.

Councilor Gummoe looked broadly at property sales in the last four years, noting a 15% increase in the median home sale price, while in Ontario County was up roughly 9% last year. He noted the 24% average increase in Geneva's data, seeing it as beyond what he's seeing online. He wondered what previous years equalization rates were over the past several years. Assessor Rados explained that in 2023, before reassessment there was a 78% equalization rate. In 2024 equalization was brought up to 100%. Councilor Grimaldi elaborated on adjustments that may have been made this round that may have been too low in the last reevaluation. He explained challenges including the state putting market value on the roll. Councilor Gummoe clarified that assessed values increased 24% in two years. Assessor Rados confirmed that is the average, for an overall number, while higher end properties are selling for \$100,00 plus over asking, driving up that number. She stressed that she is only looking at the city, and can't look at county wide sales.

Commercial and tax-exempt properties were then discussed, and third-party valuation tools.

Councilor Lavin called it very odd that a bunch of people who learn that their greatest asset in life is worth a lot more than they thought and they're doing a lot of complaining. He calls the message here, take your win. Noting that there has been 25 years of poor tax management that will continue this year, explaining that council will have to make tough decisions to make sure residents don't pay more in taxes, due to 25 years of mismanagement.

Councilor Brennan noted in 2024 there was a 100% equalization rate, dropped down to 92% triggering the revaluation. He wondered if there will be another revaluation in two years. Assessor Rados explained her concern of inequities, to make property taxes fair and equitable, and explained that when municipalities are below 100%, they get less state aid.

Assessor Rados explained that when tax bases grow, the rate per thousand goes down. In 2024 tax rates for the city were \$17.25, the next year \$12.16 per thousand after the revaluation. She explained that some properties saw tax savings.

Mayor Cecere raised concern about a two-year revaluation, and called last year an outlier. He wondered if council can set policy that revaluations only can only occur every three years. Assessor Rados explained that it's the assessor's choice to revaluation, and explained how she makes that determination. Mayor Cecere inquired again about a policy of assessments, perhaps every four years. He suggested not budgeting for evals to prevent them happening this frequently. Assessor Rados explained there is no budget for revaluations, aside from postage costs. Mayor Cecere then wondered if the Assessor applies state methodology or her own methodology to decide if a revaluation is needed. Assessor Rados explained that if you wait too long, the state comes in and surveys, appraises a small sample of properties across the City, and applies it across the whole class. Mayor Cecere wondered about adopting transition assessments, when they face large increases, and called for spreading out increases and reductions over a period of years. Assessor Rados explained that would be manipulating the market value, which is not allowable. Councilor Lavin wondered why not follow California's Proposition 13. Assessor Rados explained that isn't fair. Mayor Cecere wondered if senior exemptions are inequitable, and explained that people are tapped out calling the assessment blind to affordability. He asked how to make the assessment affordable. Assessor Rados explained that there are impacts to low equalization, and impacts on home owners during revaluations. She explained that she can submit a plan to the State to have a revaluation every three years, if that's Council's direction. Councilor Lavin raised concerns about people overpaying for homes and using them as Airbnb's. Assessor Rados doesn't find many high value sales being for Airbnb's. Councilor Brennan clarified that any letters that have gone out, and if he hasn't seen letters for some of his properties, he won't? Assessor Rados encouraged him to look on the website to see the properties that were part of the revaluation.

Assessor Rados shared that if the first grievance day fills up, there will be additional days added on. She explained that grievance forms have to be in the City by the legal grievance date. She then reviewed the grievance process. Councilor Petropoulos wondered what his buildings are being compared to. Assessor Rados explained that commercial properties are rated based on rent. He wondered about sales data.

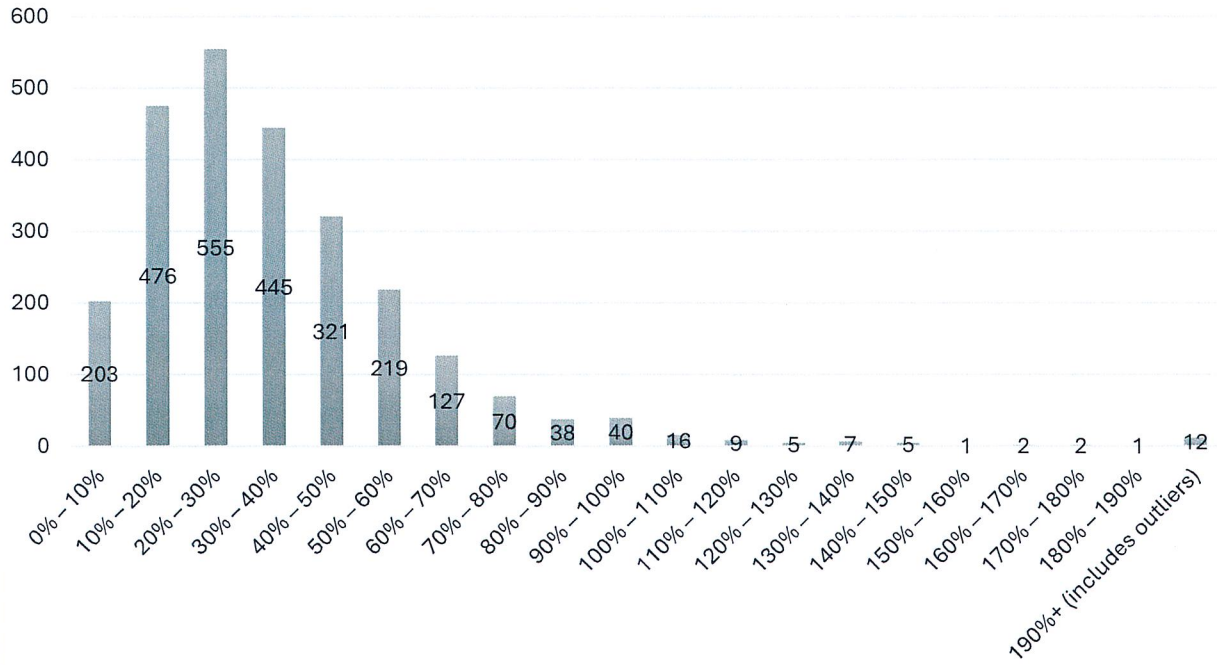
Mayor Cecere closed noting that Council didn't have the right information and weren't prepared adequately. He proposed that council adopt a policy or plan related to the frequency of revaluations. He reviewed a compliant reassessment plan, and asked for an annual assessor report sharing methodology, grievance outcomes, and other metrics. Assessor Rados explained that BAR deliberations are essentially an executive session, so she can't speak to how they come to their determinations. Discussion followed.

## 6. ADJOURNMENT

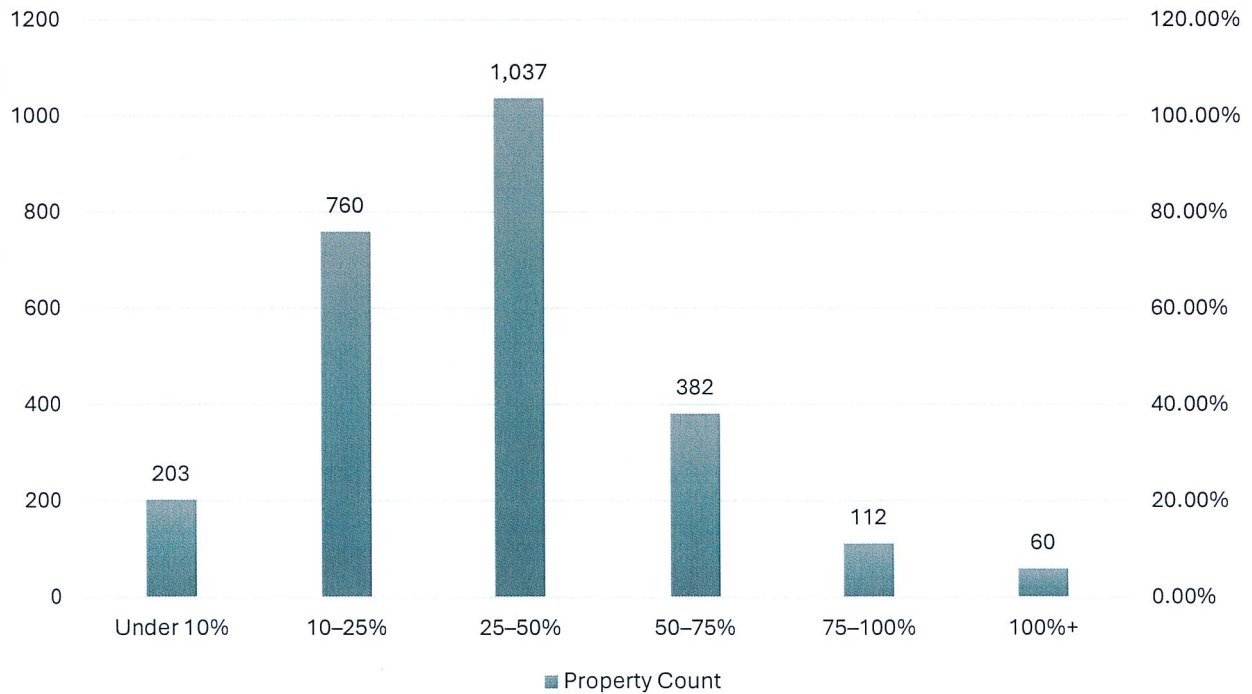
**ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Lavin  
MOVED THAT the meeting be adjourned at 8:10pm  
MOTION CARRIED UNANIMOUSLY (8-1 absent)**

*Nicole Tillotson*  
City Clerk

### Distribution of Assessment Change %



### Grouping by Size of Changes



## Side-by-Side Comparison

What changes between 2025 and 2026 if the same levy is spread across a larger assessment base.

	2025 Assessment	2026 (Tentative)
	Current Year Taxes	Taxes if the Levy Remains the Same
<b>City Property Tax Levy for 2026</b>	\$9,272,724	\$9,272,724
<b>Total Taxable Assessed Value</b>	\$729.5M	\$753.7M
<b>Tax Rate (per \$1,000)</b>	\$12.71	\$12.30
<b>Home assessed at \$100,000</b>	\$1,271	\$1,230
<b>Home assessed at \$165,000</b>	\$2,097	\$2,030
<b>Home assessed at \$250,000</b>	\$3,178	\$3,076
<b>Home assessed at \$400,000</b>	\$5,085	\$4,921

Assessed values may mean a property owner’s tax bill will go up or down based on your home value.

For example: If your home was assessed for \$100,000 in 2025 but is now estimated at \$165,000 and the levy stays the same. You would see an increase in your annual city bill of \$759 or \$63.25 per month. Similarly, if your home saw no increase in value and the levy remained the same, your new annual city bill will decrease by \$41 or \$3.42 per month.

### Important Caveats for the Side-by-Side Comparison

- This illustration is City General Fund tax only. Ontario County, school district, and special-district taxes are separate and are not included above.
- These numbers are based on the tentative 2026 roll. Final taxable value after exemptions (STAR, veterans, etc.) and grievance adjustments will be lower, which will push the final rate slightly higher.
- The sample bills hold the assessment value constant in both years to isolate the rate change.

Sources: 2026 Adopted City of Geneva Budget and the 2026 Tentative Assessment Roll.

# How Your Assessment Affects Your City Tax Bill

*A homeowner's guide to the 2026 City of Geneva Revaluation and Taxes*

The City Council adopts a budget each year that includes a property tax levy. The tax levy is the total dollar amount the City needs to collect from property owners to continue operations once all other revenue is calculated. That total is then divided by the total assessed value of all property in Geneva to set the tax rate. Your individual tax bill is your assessed value multiplied by that rate.

This document compares two years side-by-side using the 2026 adopted City property tax levy of \$9,272,724:

- 2025: the levy applied to last year's taxable assessed value of \$729.5 million.
- 2026: the same levy applied to the new tentative roll's total of \$753.7 million (reflecting the citywide revaluation).

Because the assessed value pool grew, the rate per \$1,000 goes down, even though the City is collecting the same total amount. The page that follows summarizes the bottom line.

## Assessment Valuation Questions for City of Geneva, NY

The following responses were prepared by the Assessor's Office and City Administration in response to questions submitted by Mayor Cecere regarding the 2026 reassessment process.

### **What valuation methodology was applied to the 2026 residential reassessment?**

Residential properties were valued using a market-based mass appraisal methodology that analyzed comparable sales, neighborhood trends, property characteristics, and market conditions to estimate fair market value at a 100% level of assessment.

The purpose of a reassessment project is to update property values to reflect current market conditions and maintain equity among property owners by ensuring assessments are applied consistently across similar properties citywide. A "100% level of assessment" means assessments are intended to reflect estimated current market value as of the valuation date established for the reassessment project.

### **What was the sales dataset used to anchor 2026 valuations and what time period does it cover?**

The reassessment reflects market conditions and sales information available through January 1, 2026, consistent with the valuation timeline established for the assessment roll. The sales data set ranges from 1/1/2024 to 1/1/2026. The older sales are time adjusted using the state provided trends for 2024-2025 11% and 2025-2026 3%.

### **What specific property-level characteristics are factored into each individual assessment?**

When setting up the project table, weight is given to different items that the assessor defines in order of importance. Items like neighborhood code, building style, property condition are some of the main factors. Other factors would be items like if there is a basement and what type of basement (partial, full, finished), if the property has central air, generator or other improvements that may add value.

Assessment changes may vary significantly between properties depending on neighborhood market activity, prior assessment accuracy, property condition, recent improvements, and comparable sales activity within specific property classes and locations.

**Were (any) physical inspections conducted for properties that received the largest assessment increases, or were values produced entirely from desk-based modeling?**

Property characteristics were reviewed using existing assessment records, permit history, aerial imagery, prior field data, and physical inspections where permits or significant property changes, completed permits, or data discrepancies warranted additional review.

**What internal quality-control review was conducted before notices were mailed?**

The assessment roll undergoes review by the New York State Office of Real Property Tax Services (ORPTS), including ratio and equalization analysis designed to confirm compliance with State standards and maintenance of a 100% level of assessment. ORPTS review includes analysis of assessment uniformity, sales ratios, and compliance with State assessment standards used during municipal reassessment projects.

**What is the distribution of assessment changes across the residential properties reassessed in 2026?**

Please see the requested excel spreadsheet attached and broken down into residential, commercial and vacant land. The first spreadsheet includes all data with statistics.

**Is there independent third-party review or oversight of the 2026 assessment roll prior to finalization?**

The roll is reviewed by NY State ORPTS and certified at 100% of market value. This process is done twice during a reassessment, once prior to tentative roll and again prior to final roll.

**What is the current timeline and plan for reassessing commercial properties in Geneva?**

Commercial properties were reviewed and revalued during the reassessment process this year.

**Are there categories of commercial property, including large institutional or tax-exempt parcels, whose valuations or exemption status will also be reviewed as part of the 2026 cycle?**

All commercial properties including the utility and special franchise (valued by NYS) were reviewed and adjusted accordingly. GAR Associates completed an updated Valuation Factor File which is used to value commercial/industrial properties for Ontario County this past year which was used to determine the new fair market values.

**What is the projected impact on the residential-to-commercial tax burden ratio for the 2026 tax year?**

The commercial reassessment was completed with the residential and vacant land. Attached are the major type totals of each type.

Because commercial properties were reassessed concurrently with residential properties, staff does not anticipate a disproportionate shift in tax burden attributable solely to reassessment timing.

Final tax burden distribution will also depend on adopted municipal, county, and school tax levies following completion of the assessment roll and equalization process.

**What additional communications has the City made (or does it plan to make) to help residents understand their assessments and navigate the grievance process?**

In addition to mailing the change of assessment notice, the City provided a reassessment information letter explaining the reassessment process, addressing common misconceptions surrounding reassessments, and outlining the available review and grievance procedures for property owners who disagree with their proposed assessment. We have also prepared an additional resident FAQ document, included below, which will be distributed through the City website, social media, and Councilmember networks.

An informal assessment review form was also included in the mailing to provide property owners with an opportunity to request review prior to Grievance Day.

The City has also expanded the reassessment section of its website to include a dedicated reassessment data and resource page. Available materials include:

- reassessment educational materials and presentations;
- videos and taxpayer guidance materials from the New York State Office of Real Property Tax Services (ORPTS);
- information explaining the relationship between assessments and taxes;
- informal review and RP-524 grievance forms;
- the sales data used in the reassessment project, organized by neighborhood code and adjusted sales metrics; and

preliminary assessment comparison information identifying changes from the prior assessment roll.

**What is the confirmed Grievance Day date, time, and location for the 2026 assessment year, and what is the filing deadline for Form RP-524? Do you anticipate having enough staff and resources should there be a significant number?**

Our legal Grievance Day is the third Tuesday in June, this year that day falls on June 16th, the hours for the hearing are 4-8pm by appointment. Additional days may be scheduled, if need be, they must be held after our Grievance Day. All RP-524 forms must be turned in no later than June 16th 8pm. Emailed forms will not be considered. RP-524 is the New York State complaint form used to formally challenge an assessment before the Board of Assessment Review.

The informal review process allows property owners to discuss factual property information, comparable sales, or potential record discrepancies with the Assessor's Office prior to Grievance Day.

### **The scope and methodology of the 2026 residential reassessment**

Residential properties were valued using a market-based mass appraisal methodology that analyzed comparable sales, neighborhood trends, property characteristics, and market conditions to estimate fair market value at a 100% level of assessment.

### **The aggregate change in assessed value citywide and by ward**

The City-wide overall change in level is 21%; this is not broken down by ward

### **The distribution of individual assessment changes, including the range and frequency of increases above 25%, 50%, and 75%**

This information is included on the preliminary assessment list on our website and within the attached document.

### **The current equalization rate and the City's stated uniform percentage of value for 2026**

The equalization rate is a State-established measure used to compare local assessment levels to estimated market value across municipalities and is 100%. The City's stated uniform percentage of value for the 2026 assessment roll will be 100%.

### **The plan and timeline for commercial property reassessment**

This is done and notices were mailed at the same time as the residential properties.

### **The Grievance Day date and a plain-language walkthrough of the RP-524 process for residents**

This is covered in the letter that was mailed, Grievance Day is held on June 16th from 4-8pm by appointment.

## **Any quality-control or ratio study results that validate the accuracy and equity of the 2026 roll.**

The assessment roll undergoes review by the New York State Office of Real Property Tax Services (ORPTS), including ratio and equalization analysis designed to confirm compliance with State standards and maintenance of a 100% level of assessment.

## **Assessed Value Tables**

The following tables summarize assessed value totals by major property classification categories for the 2025 and 2026 assessment rolls. These summaries are intended to illustrate citywide changes across residential, commercial, industrial, vacant land, and public service property classes during the reassessment process.

Overall taxable assessed value increased citywide between the 2025 and 2026 rolls as part of the reassessment project intended to bring assessments to current market value levels. Residential property classifications experienced significant aggregate increases consistent with recent market activity and sales trends throughout the region. Commercial, industrial, vacant land, and utility-related property classes were also reviewed and adjusted during the reassessment process.

The tables also reflect that commercial properties were reassessed concurrently with residential properties as part of the 2026 reassessment cycle. Changes shown in assessed value totals represent reassessment-related market adjustments and do not, by themselves, determine final tax bills. Final tax impacts will depend on adopted municipal, county, and school tax levies, exemptions, equalization processes, and the relative distribution of assessed values across all taxable property classes.

## **Key Observations from the 2025–2026 Assessment Roll Comparison**

- Total citywide taxable assessed value increased from approximately \$1.40 billion in 2025 to approximately \$1.54 billion in 2026, reflecting reassessment adjustments to current market conditions.
- Residential properties remain the City’s largest property class by total assessed value and experienced substantial aggregate valuation increases during the reassessment cycle.
- Commercial and industrial property classes also experienced valuation adjustments, reflecting concurrent review and reassessment activity across non-residential properties.
- Waterfront, vacant land, and certain specialty property classes experienced notable value changes in specific neighborhoods and market segments.

- The reassessment project was designed to improve assessment uniformity and maintain equity across property classes using current market information and State assessment standards.

R S	Prop Type	Description	No. of Parcels	----- Taxable Values -----			----- Exemptions -----			
				Land Value Total Value	County Tax Town Tax	School Tax Village Tax	Senior Cnty System Cnty	Senior Town System Town	Senior Schl System Schl	Senior VIII System VIII
1	200	Residential	3,392	41,259,417 515,104,800	508,973,320 507,956,352	513,743,220 0	1,849,965 0	1,891,880 0	1,358,580 0	0 0
1	200 - W	Waterfront	9	4,126,900 6,732,700	6,717,700 6,712,700	6,732,700 0	0 0	0 0	0 0	0 0
1	300	Vacant Land	352	7,272,800 7,851,400	7,542,735 7,471,824	7,542,735 0	0 0	0 0	0 0	0 0
1	300 - W	Waterfront	1	367,200 367,200	367,200 367,200	367,200 0	0 0	0 0	0 0	0 0
1	400	Commercial	392	23,244,550 163,969,800	144,426,814 144,426,814	144,452,719 0	95,715 0	95,715 0	69,810 0	0 0
1	500	Rec & Entertn	7	365,000 1,057,500	779,000 779,000	779,000 0	0 0	0 0	0 0	0 0
1	600	Community Ser	3	113,500 2,386,000	820,000 820,000	820,000 0	0 0	0 0	0 0	0 0
1	700	Industrial	17	2,531,300 25,915,700	25,814,350 25,814,350	25,814,350 0	0 0	0 0	0 0	0 0
1	800	Public Service	3	368,400 5,351,000	5,351,000 5,351,000	5,351,000 0	0 0	0 0	0 0	0 0
		Roll Section 1 Totals	4,176	79,649,067 728,736,100	700,792,119 699,699,240	705,602,924 0	1,945,680 0	1,987,595 0	1,428,390 0	0 0
5	800	Public Service	8	0 20,774,242	20,774,242 20,774,242	20,774,242 0	0 0	0 0	0 0	0 0
		Roll Section 5 Totals	8	0 20,774,242	20,774,242 20,774,242	20,774,242 0	0 0	0 0	0 0	0 0
6	300	Vacant Land	1	10,100 10,100	10,100 10,100	10,100 0	0 0	0 0	0 0	0 0
6	400	Commercial	1	55,600 75,000	75,000 75,000	75,000 0	0 0	0 0	0 0	0 0
6	800	Public Service	24	92,500 7,475,929	7,475,929 7,475,929	7,475,929 0	0 0	0 0	0 0	0 0
		Roll Section 6 Totals	26	158,200 7,561,029	7,561,029 7,561,029	7,561,029 0	0 0	0 0	0 0	0 0

R S	Prop Type	Description	No. of Parcels	----- Taxable Values -----			----- Exemptions -----			
				Land Value Total Value	County Tax Town Tax	School Tax Village Tax	Senior Cnty System Cnty	Senior Town System Town	Senior Schl System Schl	Senior VIII System VIII
7	800	Public Service	1	686,500 1,432,374	1,432,374 1,432,374	1,432,374 0	0 0	0 0	0 0	0 0
		Roll Section 7 Totals	1	686,500 1,432,374	1,432,374 1,432,374	1,432,374 0	0 0	0 0	0 0	0 0
8	200	Residential	76	2,035,200 16,383,100	0 0	0 0	0 0	0 0	0 0	0 0
8	300	Vacant Land	94	3,155,300 3,754,000	0 0	0 0	0 0	0 0	0 0	0 0
8	400	Commercial	43	4,381,000 50,124,500	0 0	0 0	0 0	0 0	0 0	0 0
8	400 - W	Waterfront	1	460,000 582,000	0 0	0 0	0 0	0 0	0 0	0 0
8	500	Rec & Entertrn	20	4,456,400 8,171,200	0 0	0 0	0 0	0 0	0 0	0 0
8	600	Community Ser	87	29,449,900 446,870,719	0 0	0 0	0 0	0 0	0 0	0 0
8	700	Industrial	2	1,841,300 76,376,300	0 0	0 0	0 0	0 0	0 0	0 0
8	800	Public Service	18	1,942,100 28,896,600	0 0	0 0	0 0	0 0	0 0	0 0
8	900	Wild, Forest..	3	8,531,500 13,889,500	0 0	0 0	0 0	0 0	0 0	0 0
		Roll Section 8 Totals	344	56,252,700 645,047,919	0 0	0 0	0 0	0 0	0 0	0 0
		City Totals	4,555	136,746,467 1,403,551,664	730,559,764 729,466,885	735,370,569 0	1,945,680 0	1,987,595 0	1,428,390 0	0 0

R S	Prop Type	Description	No. of Parcels	----- Taxable Values -----			----- Exemptions -----			
				Land Value Total Value	County Tax Town Tax	School Tax Village Tax	Senior Cnty System Cnty	Senior Town System Town	Senior Schl System Schl	Senior VIII System VIII
1	200	Residential	3,392	41,632,617 637,332,900	630,931,420 630,032,030	635,975,960 0	1,914,440 0	1,931,190 0	1,342,280 0	0 0
1	200 - W	Waterfront	9	4,223,400 7,350,900	7,335,900 7,330,900	7,350,900 0	0 0	0 0	0 0	0 0
1	300	Vacant Land	352	7,436,200 8,053,100	7,744,435 7,673,524	7,744,435 0	0 0	0 0	0 0	0 0
1	300 - W	Waterfront	1	367,200 367,200	367,200 367,200	367,200 0	0 0	0 0	0 0	0 0
1	400	Commercial	391	23,356,750 189,768,125	170,314,214 170,314,214	170,332,064 0	53,550 0	53,550 0	35,700 0	0 0
1	500	Rec & Entertrn	7	374,200 1,250,300	971,800 971,800	971,800 0	0 0	0 0	0 0	0 0
1	600	Community Ser	3	222,400 2,653,800	1,087,800 1,087,800	1,087,800 0	0 0	0 0	0 0	0 0
1	700	Industrial	17	2,742,500 28,552,300	28,450,950 28,450,950	28,450,950 0	0 0	0 0	0 0	0 0
1	800	Public Service	3	405,800 5,461,400	5,461,400 5,461,400	5,461,400 0	0 0	0 0	0 0	0 0
		Roll Section 1 Totals	4,175	80,761,067 880,790,025	852,665,119 851,689,818	857,742,509 0	1,967,990 0	1,984,740 0	1,377,980 0	0 0
5	800	Public Service	8	0 24,717,322	24,717,322 24,717,322	24,717,322 0	0 0	0 0	0 0	0 0
		Roll Section 5 Totals	8	0 24,717,322	24,717,322 24,717,322	24,717,322 0	0 0	0 0	0 0	0 0
6	300	Vacant Land	1	10,100 10,100	10,100 10,100	10,100 0	0 0	0 0	0 0	0 0
6	400	Commercial	1	55,600 75,000	75,000 75,000	75,000 0	0 0	0 0	0 0	0 0
6	800	Public Service	23	84,300 11,638,468	11,638,468 11,638,468	11,638,468 0	0 0	0 0	0 0	0 0
		Roll Section 6 Totals	25	150,000 11,723,568	11,723,568 11,723,568	11,723,568 0	0 0	0 0	0 0	0 0

R S	Prop Type	Description	No. of Parcels	----- Taxable Values -----			----- Exemptions -----			
				Land Value Total Value	County Tax Town Tax	School Tax Village Tax	Senior Cnty System Cnty	Senior Town System Town	Senior Schl System Schl	Senior VIII System VIII
7	800	Public Service	1	686,500 1,459,185	1,459,185 1,459,185	1,459,185 0	0 0	0 0	0 0	0 0
		Roll Section 7 Totals	1	686,500 1,459,185	1,459,185 1,459,185	1,459,185 0	0 0	0 0	0 0	0 0
8	200	Residential	76	2,058,300 19,635,000	125,300 125,300	125,300 0	0 0	0 0	0 0	0 0
8	300	Vacant Land	96	3,175,900 3,731,000	17,200 17,200	17,200 0	0 0	0 0	0 0	0 0
8	400	Commercial	45	4,576,900 53,588,100	283,000 283,000	283,000 0	0 0	0 0	0 0	0 0
8	400 - W	Waterfront	1	2,691,900 2,813,100	0 0	0 0	0 0	0 0	0 0	0 0
8	500	Rec & Entertrn	20	5,331,500 8,855,000	0 0	0 0	0 0	0 0	0 0	0 0
8	600	Community Ser	85	27,051,000 398,109,911	0 0	0 0	0 0	0 0	0 0	0 0
8	700	Industrial	2	1,989,500 76,470,800	94,500 94,500	94,500 0	0 0	0 0	0 0	0 0
8	800	Public Service	18	3,049,400 29,416,600	155,500 155,500	155,500 0	0 0	0 0	0 0	0 0
8	900	Wild, Forest..	3	23,086,500 24,648,400	0 0	0 0	0 0	0 0	0 0	0 0
		Roll Section 8 Totals	346	73,010,900 617,267,911	675,500 675,500	675,500 0	0 0	0 0	0 0	0 0
		City Totals	4,555	154,608,467 1,535,958,011	891,240,694 890,265,393	896,318,084 0	1,967,990 0	1,984,740 0	1,377,980 0	0 0

Property Type	2025 Total Assessed Value	2026 Total Assessed Value	Approximate Change
<b>Residential</b>	~\$515.1M	~\$641.6M	+24.5%
<b>Commercial</b>	~\$164.0M	~\$194.3M	+18.5%
<b>Industrial</b>	~\$25.9M	~\$29.5M	+13.9%
<b>Vacant Land</b>	~\$7.8M	~\$11.8M	+50.9%
<b>Public Service</b>	~\$36.4M	~\$46.5M	+27.7%
<b>Community Services</b>	~\$447.0M	~\$401.8M	-10.1%
<b>Total Citywide Assessed Value</b>	~\$1.404B	~\$1.536B	+9.4%

*Approximate percentage changes are based on aggregate assessed value totals by property classification and are intended for general comparative purposes only. Individual property assessment changes may vary significantly based on market activity, location, property characteristics, prior assessment levels, and other valuation factors. **The 2026 assessment roll remains tentative pending completion of the informal review and grievance processes, and assessed values may change prior to adoption of the final assessment roll. The tentative assessment roll represents proposed assessed values prior to completion of the grievance and final review process.***

Note: Portions of this document were developed with the assistance of artificial intelligence tools for formatting, editing, summarization, and readability support. All substantive content, factual review, policy interpretation, and final approval were completed by City staff and the Assessor’s Office.

# 2026 City of Geneva Reassessment FAQ

## **Why did I receive a reassessment notice?**

The City completed a reassessment project to update property values to current market conditions and maintain equitable assessments citywide.

## **Does a higher assessment automatically mean my taxes will increase?**

No. Property taxes are based on the total tax levy and how assessments compare across all properties, not solely on your property's assessment change. A 40% increase in assessed value does not automatically result in a 40% increase in taxes.

## **How were values determined?**

The Assessor used a market-based approach comparing similar sold properties, neighborhood trends, and property characteristics.

## **What property characteristics are considered?**

Examples include:

- neighborhood/location;
- building style;
- square footage;
- condition;
- basement type;
- central air;
- garages/outbuildings; and
- other property improvements.

## **Was my property physically inspected?**

Property characteristics were reviewed using existing assessment records, permit history, aerial imagery, prior field data, and physical inspections where permits or significant property changes, completed permits, or data discrepancies warranted additional review.

## **What if I disagree with my assessment?**

Residents may:

1. Submit an informal review form by May 25, 2026; and/or
2. File an RP-524 grievance application by June 16, 2026.

**What should I bring if I disagree with my assessment?**

Helpful information may include recent appraisals, comparable sales, closing statements, photographs, contractor estimates, or documentation regarding property condition or deferred maintenance.

**What is Grievance Day?**

Assessment grievances are reviewed by the independent Board of Assessment Review (BAR), not by City Council. Grievance Day is the formal process for property owners to challenge an assessment before the BAR.

Tuesday, June 16, 2026

4:00 p.m. – 8:00 p.m.

City Hall – By Appointment

**Where can I find more information?**

Additional information, forms, videos, and reassessment data are available on the City reassessment webpage or through the Assessor's Office.

# THE GENEVA CITY COUNCIL

## JOURNAL OF PROCEEDINGS

### SPECIAL COUNCIL MEETING

May 21, 2026 – 6:00 PM  
City Hall – 2<sup>nd</sup> Floor Conference Room  
47 Castle Street  
Geneva, NY 14456

Presiding – Jim Cecere, Mayor

#### 1. ROLL CALL

Present: Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Gillotte, Clr. Lavin  
Absent: Clr. Gummo, Clr. Grimaldi, Clr. Whitfield

#### 2. DISCUSSION – 2027 Budget Direction and Projection Clarification

Mayor Cecere recalled the budget forecast, resolution, elements of the resolution, and guidelines Council will give to staff around the 2027 budget.

City Manager Hendrix shared that the April 21 presentation will be reviewed, noting an error that will be reviewed, as well as some funding that wasn't included at the last presentation.

Mayor Cecere clarified materiality what council is doing tonight. He recalled the April 21 projectors, acknowledging that it's an estimate, noting two categories totaling almost \$2.3 million. He noted that council took quick action, and that a gap does exist. He called AI permissible, stands behind it, and stressed that review is important. He called owning mistakes important, reminding staff that everyone is responsible for the roles they hold.

City Manager Hendrix explained the nature of the human error.

Comptroller Blowers noted seven questions that came out of the first presentation, which have been addressed:

- Other Tax Items: added as new revenue line at \$1,465,000 vs. \$1,578,903 in 2026, He sees a decrease coming in 2027 in these revenues and sale of city owned property
- Temporary Municipal Assistance: State budget has been extended again, awaiting solid numbers. Comptroller Blowers put in \$100,000 due to uncertainties with the State budget. The proposed state budget currently shows \$676,737. Discussion followed around how to estimate this funding as the City Manager begins to build the budget.
- AIM Double Count: \$100,000 counted hoping to receive at minimum
- Fund Balance Drawdown: \$1.1 - \$1.2 M authorized. Comptroller Blowers explained general fund drawdowns for one time purchase like equipment, and emergencies. He further explained that the draw down occurs at the end of the year due to variables during the year that may create surpluses elsewhere in the budget. Discussion followed around a conservative approach.
- Comptroller Blowers reviewed General, Water and Sewer Fund balances and their respective targets, noting that the Water and Sewer Funds should be increased to meet targets. City Manager Hendrix then recalled the work the City has done to increase these funds over the past several years through conservative spending. Discussion followed
- AI Use – City Manager pointed to first slide disclosing AI use
- Water/Sewer \$250,000 gap closing item

- Five Year Projections: City Manager Hendrix explained that employees at Tiers 5 & 6 were moved to the Tier 4 contribution rate for retirement projections. Mayor Cecere suggested that when council looks at forecasting presentations, it should use revenue items from previous budgets, and perhaps inputting a high and low rather than just using a conservative estimate.

Mayor Cecere noted that he still sees a structural deficit. He then recalled the resolution passed related to currently vacant positions. He recalled council's efforts and response. He suggested staff use the draft resolution being held back tonight as a proposal to help the City Manager and Staff move forward with reviewing vacant positions, as he sees tough decisions ahead for Geneva. Councilor Gillotte called this a good decision, let staff look at it differently. Councilor Kaim noted that the draft resolution came after many hours of doing work, listening to constituents, and what is best for the city and staff, and suggested keeping the resolution to pull back out if need be. Mayor Cecere agreed that it is well within council's right and responsibility to bring the resolution back out, if need be, noting that it gives a very strong message of where Council's heads are at. Councilor Lavin expressed his support for virtually everything the mayor is doing, stressing a sense of urgency. He raised concerns about where the city will be in 3-4 years with cash management. He recommends being clear with the City Manager that Council sees the gap in the budget and tax rate. He would like to see the City's tax rate within a dollar of Canandaigua, noting that he'd like to see the levy come in lower than this year as well.

Mayor Cecere wondered if vacancies expected to occur with anticipated retirements really need to be filled, discussion followed.

Mayor Cecere then addressed the vacant Deputy City Clerk position. Council is asking the City Manager to review the Canandaigua model, where there is no Deputy Clerk, including what it will take to change the Charter. City Manager Hendrix asked what Council wants services to look like with proposed staff reductions in the Clerk's Office. City Manager Hendrix explained stressors related to the first floor being a one stop shop, and the impact of further reducing staff. Councilor Gillotte suggested looking beyond Canandaigua at other municipalities, and how to maintain service levels. Mayor Cecere stressed that he is only reviewing the Clerk's Office, not other departments. Mayor Cecere proposed budget guidelines in three different formats

- Needs based budget proposal, reflecting what the city needs to run effectively. Full cost of services required by strategic plan, legally mandated. This would be a stand-alone document to be used as a reference point in the budget process.
- Reserve Target with no levy increase, actively look to peruse new revenue sources, and freezing new vacancies adhering to the tier priority – with cuts needed to achieve this
- Reserve Target with cap of 2%, same as above, with 2% levy increase.

Councilor Gillotte wondered how revenue would be projected, and what it would look like if the tax rate stays the same with new assessments. City Manager Hendrix thinks the rate may come down to around \$12.40 per thousand. Discussion followed around assessment impact. Mayor Cecere then called for an assessment policy, to help with the impact of revaluations.

Councilor Kaim would like to see a half a percent decrease, Mayor Cecere clarified that zero percent would translate to a decrease. Councilor Petropoulos noted that some properties had 120% increases, and wondered would they be paying more taxes than others? Comptroller Blowers reviewed tax rate versus tax levy, increases and decreases. City Manager Hendrix clarified that there is only one budget presented to council, statutorily, then council can make changes before adoption.

Mayor Cecere reviewed Needs Based Budget. Councilor Gillotte looked for clarification on is this what the City needs for bare bones. Mayor Cecere clarified, it's for services as they exist today, and there would be an increase. Councilor Petropoulos sees efficiency as more important than services. Mayor Cecere reviewed an inventory he wants to be included with the budget including the reserve fund target levels established by the Debt Strategy, identifying revenue sources before relying on levy increases or service decreases, hiring freeze for all new vacancies, not using fund balance for operational deficit, integrating the debt strategy, identifying of unfunded items that present an operational, financial, legal or service risk if not funded (and prioritized for risk) and efficiency review in administrative roles. Councilor Kaim reported that the residents he hears from want a reduction in services. Councilor Gillotte doesn't want to see services reduced, and wants to see departments find efficiency and savings, calling hitting zero in one year too aggressive. City Manager Hendrix shared that staff looks for efficiencies, have

processes, and position review sheets. She wanted to address assumptions that staff aren't looking for efficiency, highlighting extensive shared services. Mayor Cecere explained that council doesn't want to put shock in the system, rather be deliberate, seeing crisis a few years down the road. He'd like to see some flexibility with tax, and making changes. He explained that people choose Geneva as a community to live in, not because of taxes, and highlighting the importance of providing services for residents. Discussion followed.

**ACTION TAKEN by Clr. Kaim, seconded by Clr. Lavin**

**MOVED THAT Council direct the City Manager prepare the 2027 budget with a zero percent levy increase**

**ROLL CALL VOTE:** Aye - Clr. Brennan, Clr. Kaim, Clr. Lavin  
Nay - Clr. Petropoulos, Clr. Gillotte, Mayor Cecere

**MOTION Defeated (3-3-3 absent)**

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

**MOVED THAT Council direct the City Manager prepare the 2027 budget with a two percent levy increase**

**ROLL CALL VOTE:** Aye - Clr. Petropoulos, Clr. Gillotte, Mayor Cecere  
Nay - Clr. Brennan, Clr. Kaim, Clr. Lavin

**MOTION Defeated (3-3-3 absent)**

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

**MOVED THAT budget direction discussion be tabled**

**ROLL CALL VOTE:** Aye - Clr. Gillotte, Clr. Lavin, Mayor Cecere  
Nay - Clr. Brennan, Clr. Kaim, Clr. Petropoulos

**MOTION Defeated (3-3-3 absent)**

**ACTION TAKEN by Clr; Kaim, seconded by Clr. Petropoulos**

**MOVED THAT Council direct the City Manager prepare the 2027 budget with a half a percent levy reduction**

**ROLL CALL VOTE:** Aye - Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Lavin  
Nay - Clr. Gillotte, Mayor Cecere

**MOTION Defeated (4-2-3 absent)**

### 3. EXECUTIVE SESSION

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

**MOVED THAT Council move to executive session at 7:42 to discuss the employment of a particular person**

**MOTION CARRIED UNANIMOUSLY (6-3 absent)**

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

**MOVED THAT council exit executive session at 8:17pm**

**MOTION CARRIED UNANIMOUSLY (6-3 absent)**

### 4. ADJOURNMENT

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

**MOVED THAT the meeting be adjourned at 8:17pm**

**MOTION CARRIED UNANIMOUSLY (6-3 absent)**

Nicole Tillotson

City Clerk

DRAFT

**Was the \$693,284 Interfund Transfer deliberately excluded from the 2027 projection, or was it an oversight? If deliberate, why not disclosed or for what reason or on what policy basis, and with what Council authorization/direction?**

The Comptroller and City Manager reviewed the budget presentation materials multiple times prior to presentation to Council. The omission of the \$693,284 Interfund Transfer from the 2027 projection was not intended to mislead or conceal information. The presentation reflected preliminary forecasting assumptions and summary-level figures rather than a finalized budget document.

There is no Council direction, authorization, or policy basis to intentionally include or exclude the item from disclosure. GFOA best practice is to not include interfund transfers of use of fund balance in initial projections as excluding fund balance or budget transfers in early budget projections is a widely accepted municipal best practice. It ensures a structurally balanced budget by forcing early forecasts to rely solely on recurring revenues to cover recurring expenditures

**Why were the Other Tax Items (\$1,578,903) absent from the 2027 projection despite the annotation that revenues were “in line with 2026 amounts”? Other income and Interfund; special assessment and PILOTs; Other Tax Items**

The “Other Tax Items” category was not separately reflected in the 2027 projection due to the format and consolidation of categories used within the presentation materials, resulting in it being inadvertently omitted. The notation regarding revenues being “in line with 2026 amounts” was intended as a general forecasting assumption rather than a line-by-line representation.

We acknowledge that additional detail and clarification improve transparency in future presentations and ensures it is not missed. This line includes the following items: Special Assessments, Sale of City Property, PILOTs, and Interest & Penalty on Property & School Taxes. For 2027 projections, the Comptroller would recommend predicting \$1,465,000 for this and will update projections.

**Can you review/explain the application of AIM/TMA figures, as well as their characterization? Can you also confirm they are fully reconciled and consistent?**

The AIM/TMA figures are part of the normal budget development and forecasting process and were based on the best information available at the time the projections were prepared, we estimated an increase of \$100,000.

Final 2027 AIM/TMA payment figures will not be confirmed until completion of the New York State budget process. Once the State budget is finalized, the City will receive updated aid information and reconcile those figures accordingly to ensure consistency across all budget documents and projections. As a reminder this was a projection only.

**What is the projected impact of potential Tier 6 changes?**

At this time, the projected impact of potential Tier 6 changes remains uncertain pending additional state-level guidance, actuarial review, and implementation details. Any financial impacts will be incorporated into future budget updates and long-term financial planning once more definitive information becomes

available. For forecasting purposes, we have put the City contribution rate for 2027 at the same for Tier 4 for all Tier 5 and 6 employees.

**What verification process was followed before the Budget Presentation was delivered to Council, and who conducted it?**

Prior to delivery to Council, the budget presentation underwent internal administrative review conducted by the Comptroller and City Manager. The review process included evaluation of forecasting assumptions, presentation formatting, and general consistency with available financial information at the time of preparation.

**Can you confirm the AI verification protocol for future financial documents submitted to the Mayor and Council?**

Artificial intelligence tools were utilized solely for limited formatting, organizational, and presentation-assistance purposes. AI was not used for fiscal analysis, financial forecasting, budget calculations, or reconciliation of financial data. Any financial figures, assumptions, and projections included within the presentation were developed and reviewed internally through the City’s standard budget preparation process by administrative staff.

If any fiscal discrepancies or errors are identified, they would not be attributable to AI-generated analysis, as AI was not utilized for analytical or decision-making purposes related to the financial content itself. It was a human error.

Moving forward, as a whole body we will continue strengthening internal verification procedures for all presentation materials submitted to the public and City Council including additional cross-referencing, administrative review measures, and verification protocols to improve consistency and accuracy prior to distribution. Additionally, when requests are too burdensome or time sensitive, staff will request additional time going forward.

**What is the current fund balance position after the authorized \$1.1 million 2026 drawdown?**

The authorized \$1.1 million drawdown from fund balance does not occur until the close of the fiscal year as part of the year-end financial reconciliation process. Accordingly, the current fund balance position has not yet been reduced by that authorized amount in 2026. Updated fund balance figures will be provided as part of the City’s ongoing financial reporting and year-end reconciliation process.

**Prediction Of Fund Balance Amounts by Fund With 2026 Items Coming in at Full Budgeted Amount and No Increase from Additional Revenues In 2026**

- General - \$3,595,295 (15.67%) – policy for fund balance reserves is 12-15%
- Water - \$1,129,761 (27.54% - policy for water fund balance reserves is 30-35%
- Sewer - \$1,471,495 (24.81%) – policy for sewer fund balance reserves is 30-35%

**Q1 Projected Vs Actual Overview**

Course correction; Year over year with trends on future

- Q1 in May

- Q2 in August
- Q3 in December
- Q4 in March

**Debt Strategy Inclusion**

April projections did not include debt strategy components as we were awaiting final council approval of the debt strategy. As discussed in the Mayor and CM meeting on 5/18/2026 with the ACM and Comptroller, we will finalize the review of the debt strategy and KPIs and include in Q2 reporting in August.