

Agenda
Regular City Council Meeting
City of Geneva, New York

August 5, 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, and the proposed sale of real property.

Council Meeting Starts at 7:00 PM

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[YouTube.com/@CityofGenevaNY](https://www.youtube.com/@CityofGenevaNY)

- I. Call to Order** – Mayor, Jim Cecere
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Proclamations**
 - a. National Night Out
- V. Public Comment**
- VI. Public Hearings**
 - a. Sale of City owned Property - Maryland Street parcels (90.84-1-3, 90.84-1-4, 90.84-1-5)
 - b. Establishing Enforcement of Dangerous or Unsafe Structures GMC Ch. 111 at 555 South Exchange Street (104.12-2-22)
- VII. Reports**
 - a. Mayor's Report
 - b. Council Reports
 - c. Comptroller's Report
- VIII. Presentation**
 - a. 2027 Budget Update
 - b. Capital Plan
- IX. Discussion**
 - a. Winter Parking - Councilor Kaim

X. Unfinished Business

- a. First Reading - E Bike Ordinance
- b. Setting a Public Hearing for Adopting Chapter 336 of City Code Establishing Regulations for Alternative Motorized Vehicles

XI. New Business

- a. Resolution Amending the 2026 General and Water Fund Budgets

XII. Board and Commission Appointments

- a. Jacob Balamut, Board of Ethics

XIII. Consideration of Meeting Minutes

- a. July 1, 2026
- b. July 21, 2026

XIV. Adjournment



GENEVA CITY COUNCIL AGENDA ITEM BRIEFING

To: Mayor Cecere and City Council
From: 6th Ward Councilor, Jamie J. Kaim Jr.
Meeting Date: August 5, 2026
Item Title: Winter Parking Regulations and Enforcement

Action Required: Update and Adopt Winter Parking Regulation (s) ; Section 335-16, Section 335-27 subdivision C; Enforcing Winter Parking Regulations from December. 1st- April 1st annually. This will require overnight parking restrictions from 2 am to 6 am, unless otherwise designated. Eliminate ad hoc announcements, except in extreme weather events or unusual circumstances.

Background: Ordinance #6 in 2022 shifted Geneva to an announcement-based system. This was implemented during a period of mild winters with limited snow accumulation. This has created significant operational and public safety challenges under the current system. It has caused a burden to DPW, increasing the amount of times they have to re-pass streets due to parked cars, making streets harder for vehicle traffic to pass by limiting amount of roadway cleared, causing sitting snow to build up and turn to ice in the roadways and making it difficult on equipment and taking up parking spots in residential and commercial areas. It is inefficient and costly. It also creates



Public safety concerns as emergency vehicle access can be impaired and also causes confusion with residents and visitors as the announcements are often not seen for the simple reason that they don't know where to look for updates. Therefore, restoring a consistent and predictable set of rules will improve efficiency, enhance public safety, and reduce long term maintenance costs

Alternatives:

Maintain Current System: Operational, safety and inconsistencies still exist, and enforcement of the ordinance when the announcement is made, remains difficult.

Financial Impact:

In the short term, it will require minimal administrative costs around communication and any signage changes. In the long term, it will reduce DPW Man Hours, liability risks, equipment repair and fuel expenditure



To: Geneva City Council

From: Ronald Eveland, Chief of Police

Meeting Date:

Item Title: Resolution creating local law Chapter 336 – Alternative Motorized Vehicles

Action Item:

The Council is requested to review and provide direction on the adoption of proposed Chapter 336 of the City Code, entitled “Alternative Motorized Vehicles.” If the Council approves, staff recommends scheduling a public hearing and subsequent vote to formally enact this ordinance.

Background:

Over the past several months, the City of Geneva has experienced a significant increase in the use of alternative motorized vehicles on public streets, sidewalks, and city-owned property. These vehicles include all-terrain vehicles (ATVs), off-highway motorcycles, minibikes, and an expanding range of micromobility devices such as electric scooters, throttle-based electric bicycles, electric skateboards, hoverboards, segways, and electric unicycles. This increase has generated a growing number of public safety concerns, noise complaints, and conflicts between device operators and pedestrians.

Alternatives:

In the absence of this local ordinance, officers responding to complaints about reckless operation, sidewalk riding, or underage use are largely limited to verbal warnings, leaving residents without meaningful recourse and eroding public confidence in the City's ability to address these concerns.

Financial Impact:

Enforcement of Chapter 336 would be carried out by the Geneva Police Department within existing staff and resources. Impoundment and redemption fees would generate revenue. No additional appropriation is anticipated at this time.

Geneva Police Department
Ronald L. Eveland
Chief of Police
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ORDINANCE # 2-2026

TO ADOPT CHAPTER 336 OF THE CODE OF THE CITY OF GENEVA, ESTABLISHING REGULATIONS FOR THE OPERATION OF BATTERY AND GAS POWERED ALTERNATIVE MOTORIZED VEHICLES

Chapter 336 – Alternative Motorized Vehicles

Article I – General Provisions

336 – 1 Definitions of words and phrases

The words and phrases used in this chapter shall have the meanings ascribed to them by Article 1 of the Vehicle and Traffic Law of the State of New York. The following words and phrases not defined therein shall have the meanings set forth in this section:

- A. **Alternative Motorized Vehicle:** Includes all-terrain vehicles (sometimes referred to as ATVs) as that term is defined in Section 2281(1) of the New York State Vehicle and Traffic Law; Off-highway motorcycles as that term is defined in Section 125-a of the New York State Vehicle and Traffic Law; Motocross or dirt bikes, dune buggies, go-carts, or minibikes; Micromobility devices which includes electric scooters, electric bicycle or other devices such as mopeds, electric skateboards, segways, hoverboards, and electric unicycles; and all other types of motorized trail bikes or vehicles that are manufactured for sale or operation primarily on off-highway trails or for off-highway competitions and are only incidentally operated on public highways.

Nothing contained herein, however, shall be deemed to apply to or prohibit the use of bicycles or any manual or electrically driven mobility assistance device, scooter, tricycle, or similar device used by a person with a disability as a substitute for walking. An "electrically driven mobility assistance device" specifically means any wheeled, electrically powered device designed to enable a person with a disability to move from place to place.

- B. **Operate** shall mean to ride in or on, other than as a passenger, or use or control the operation of an off-road vehicle in any manner, whether or not said off-road vehicle is under way.
- C. **Operator** shall mean every person who operates or is in actual physical control of an alternative motorized vehicle.
- D. **Public highway** shall mean any highway, road, alley, street, avenue, public place, public park, public driveway or any other public way.

- E. **Sidewalk** means that portion of a street between the curblines, or the lateral lines of a roadway, and the adjacent property lines, intended for the use of pedestrians.

Article II – Battery Powered Alternative Motorized Vehicle

336 – 2 Prohibited Acts

The following acts are prohibited within the city of Geneva with respect to battery powered alternative motorized vehicles:

- A. Any person who violates any provision of the New York State Vehicle and Traffic Law within the jurisdiction of the city of Geneva shall, in addition to any penalties imposed under state law, be subject to prosecution, fines, and penalties as prescribed under this local law. The imposition of local penalties shall not be construed to limit, supersede, or otherwise affect the authority of the State of New York to enforce its own laws, nor shall a state enforcement action bar a separate any concurrent local enforcement action arising from the same conduct.
- B. No person under the age of sixteen shall operate a battery powered alternative motorized vehicle upon any public highway, or city owned property.
- C. Any person under the age of sixteen (16) found operating a battery powered alternative motorized vehicle in violation of any provision of this chapter shall be presumed to have done so with the knowledge, permission, or acquiescence of his or her parent or legal guardian. The parent or legal guardian of such minor shall be subject to prosecution and, upon conviction, shall be guilty of an offense for facilitating the unlawful operation of a battery powered alternative motorized vehicle, punishable by the same fines and penalties set forth in Section 336-7 of this chapter. It shall be an affirmative defense to prosecution under this section that the parent or legal guardian took reasonable steps to prevent such operation and did not knowingly permit, authorize, or fail to prevent the minor's use of the vehicle.
- D. No person shall operate a battery powered alternative motorized vehicle upon any sidewalk within the city of Geneva.
- E. No person shall operate a battery powered alternative motorized vehicle upon any public highway with a posted speed limit of over 30 MPH.
- F. No battery powered alternative motorized vehicle shall be operated at a speed exceeding the maximum speed permitted by state law for that device class anywhere within the city of Geneva.

- G. No battery powered alternative motorized vehicle shall be operated in a reckless or unsafe manner, including weaving through traffic, unsafe passing, excessive speed for conditions, or distracted or impaired operation.
- H. No person shall operate a battery powered alternative motorized vehicle within or upon any city owned park, pathway, playground or cemetery.
- I. This ordinance shall not apply to vehicles under the control of the city of Geneva or any other governmental agency operated in the course of a lawful municipal or governmental function, or to emergency vehicles engaged in rescue operations.

Article III – Gas Powered Alternative Motorized Vehicle

336 – 3 Prohibited Acts

The following acts are prohibited within the city of Geneva with respect to gas powered alternative motorized vehicles:

- A. Any person who violates any provision of the New York State Vehicle and Traffic Law within the jurisdiction of the city of Geneva shall, in addition to any penalties imposed under state law, be subject to prosecution, fines, and penalties as prescribed under this local law. The imposition of local penalties shall not be construed to limit, supersede, or otherwise affect the authority of the State of New York to enforce its own laws, nor shall a state enforcement action bar a separate and concurrent local enforcement action arising from the same conduct.
- B. No person shall operate a gas powered alternative motorized vehicle within or upon any city owned park, pathway, playground or cemetery.
- C. No person shall operate a gas powered alternative motorized vehicle upon any public highway, or on any public property except those vehicles properly equipped and licensed to do so by the New York State Department of Motor Vehicles.
- D. No person shall operate a gas powered alternative motorized vehicle off a public highway on private property in the city of Geneva unless such person has first obtained the express consent of the owner or occupant of such property to operate the gas powered alternative motorized vehicle on the property.
- E. No person under the age of sixteen (16) shall operate a gas powered alternative motorized vehicle upon any public highway, or city owned property.

- F. Any person under the age of sixteen (16) found operating a gas powered alternative motorized vehicle in violation of any provision of this chapter shall be presumed to have done so with the knowledge, permission, or acquiescence of his or her parent or legal guardian. The parent or legal guardian of such minor shall be subject to prosecution and, upon conviction, shall be guilty of an offense for facilitating the unlawful operation of a gas powered alternative motorized vehicle, punishable by the same fines and penalties set forth in Section 336-7 of this chapter. It shall be an affirmative defense to prosecution under this section that the parent or legal guardian took reasonable steps to prevent such operation and did not knowingly permit, authorize, or fail to prevent the minor's use of the vehicle.
- G. No person shall operate a gas powered alternative motorized vehicle upon any sidewalk within the city of Geneva.
- H. This ordinance shall not apply to vehicles under the control of the city of Geneva or any other governmental agency operated in the course of a lawful municipal or governmental function, or to emergency vehicles engaged in rescue operations.

Article IV – Reserved for future use.

Article V – Reserved for future use.

Article VI – Reserved for future use.

Article VII – Enforcement and Penalties

336 – 7 Penalties for Offenses; Impoundment and redemption

- A. Any person who operates an alternative motorized vehicle in violation of this chapter shall, upon a first offense, be guilty of an offense punishable by a fine not to exceed five hundred dollars (\$500.00), or imprisonment not to exceed fifteen (15) days, or both. Upon a second offense, such person shall be punishable by a fine not to exceed seven hundred fifty dollars (\$750.00), or imprisonment not to exceed fifteen (15) days, or both. Upon a third or subsequent offense, such person shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment not to exceed fifteen (15) days, or both.
- B. In addition to the penalties set forth in subsection (a) of this section, a police officer or other law enforcement official may immediately impound an alternative motorized vehicle that has been operated in violation of this chapter. Such impounded alternative motorized vehicle shall be stored by the police department or enforcement agency pending the identification of the owner of such

alternative motorized vehicle as registered with the New York State Department of Motor Vehicles. Alternative proof-of-ownership such as receipt, serial number, photographs, sworn statement or other creditable proof of ownership is acceptable. Notice of the impoundment shall be provided to the person from whom the device was seized at the time of impoundment. Neither the police department impounding such off-the-road vehicle, nor the City of Geneva, nor any agent, with jurisdiction within the city, nor city employee thereof, shall be liable for any damages arising out of this provision for an erroneous name or address of such owner. The owner of the alternative motorized vehicle operated in violation of this chapter may redeem such alternative motorized vehicle upon satisfactory proof of ownership and payment of a redemption fee in accordance to the schedule in subsection D, plus any applicable towing expenses. Satisfactory proof of ownership shall be consistent with the documentation that is required by the New York State Department of Motor Vehicles to register the off-road vehicle. An alternative motorized vehicle impounded under this subsection shall only be released to the owner of such alternative motorized vehicle, or to such owner's agent as evidenced by a written, notarized proof of agency, or duly executed power of attorney. If such property is not claimed and redeemed by the lawful owner within 60 days of the certified mailing, the city may sell or auction such property in accordance with state and local law.

- C. In the event that the underlying charge is dismissed or the operator is acquitted, the Chief of Police or his designee may waive the redemption and storage fee. However, any fees associated with towing the vehicle will not be waived or reimbursed.

D. Redemption Fee Schedule

Battery Powered Vehicle	
First Offense	Flat Rate of \$250.00; plus \$10.00 storage fee per day, not including the date the vehicle was impounded.
Second Offense	Flat Rate of \$500.00; plus \$10.00 storage fee per day, not including the date the vehicle was impounded.
Third & Subsequent Offense	Flat Rate of \$750.00; plus \$10.00 storage fee per day, not including the date the vehicle was impounded.
Gas Powered Vehicle	
First Offense	Flat Rate of \$500.00; plus \$10.00 storage fee per day, not including the date the vehicle was impounded.

Second Offense	Flat Rate of \$1000.00; plus \$10.00 storage fee per day, not including the date the vehicle was impounded.
Third & Subsequent Offense	Flat Rate of \$1500.00; plus \$10.00 storage fee per day, not including the date the vehicle was impounded.

336 – 8 Severability

- A. If any provision of this local law is adjudged invalid or unconstitutional, such judgment shall not affect or impair the validity of the remaining provisions.

ADOPTED BY THE GENEVA CITY COUNCIL ON AUGUST 5, 2026.

ATTEST:

Mayor

City Clerk

Resolution # 40-2026

Setting a Public Hearing for Adopting Chapter 336 of City Code Establishing Regulations for Alternative Motorized Vehicles

WHEREAS, the Geneva City Council has determined that it would be in the best interests of the City of Geneva to regulate the operation of battery powered and gas powered alternative motorized; and WHEREAS, the City has prepared Chapter 336 of the Code of the City of Geneva accordingly, which is on file with the City Clerk; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva that a Public Hearing shall be had on the 18th day of August, 2026, at 7:00 p.m. or as soon thereafter, for the purpose of adopting Chapter 336 of the Code of the City of Geneva, regarding regulating the operation of battery powered and gas powered alternative motorized vehicles upon public highways, sidewalks, and City-owned property within the City of Geneva and prescribing penalties and impoundment procedures for violations thereof; and be it further

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

Resolution # 41-2026

Resolution Amending the 2026 General and Water Fund Budgets

WHEREAS, the City of Geneva has a General and Water Fund budget for 2026; and

WHEREAS, the approved 2026 Budget document included \$115,000 for DPW motor vehicles in the General Fund and \$120,000 for motor vehicles in the Water Fund;

NOW THEREFORE BE IT RESOLVED that the Geneva City Council hereby and in due form does allow City Comptroller to amend the 2026 General and Water Fund budget as follows:

2026 General Fund Balance	- \$25,292.66
2026 Water Fund Balance	+ \$25,292.66



Geneva City Council Agenda Item Briefing

To: Geneva City Council
From: Joseph Venuti, Director of Public Works
Meeting Date: August 5, 2026
Item Title: Resolution Amending the 2026 Equipment Budget

Background:

As part of the City's 2026 Equipment Replacement Plan, the City budgeted to purchase (4) new vehicles as follows: \$50,000 for 1-F150 Pickup Truck for B&G and \$65,000 for 1-F150 Pickup Truck for DPW from General Fund, and \$120,000 for 2-F150 Pickup Trucks for WTP from Water Fund; For a total of \$235,000 of which \$115,000 from General Fund and \$120,000 from Water Fund.

In 2026, vendor negotiated pricing and availability of vehicles allowed the City to purchase (5) new vehicles as follows:

1- 2025 Ford Escape for DPW Engineering at \$ 38,395.34 (001.1440.2040.0000)
1- 2026 Ford F150 Pickup for Buildings Grounds at \$51,312 (001.7110.2029.0000);
1- 2026 Ford F150 Pickup for Water Treatment Plant at \$ 48,744 (002.8320.2029.0000);
1- 2026 Ford F150 Pickup for Water Treatment Plant at \$ 48,744 (002.8320.2029.0000);
1- 2026 Ford F150 Pickup for Water Maintenance at \$ 48,744 (002.8310.2029.0000);
For a total of \$235,939.34, of which \$89,707.34 from General Fund and \$146,232 from Water Fund.

Financial Impact:

Director of Public Works respectfully requests council grant permission to allow City Comptroller to amend budget as follows: \$25,292.66 will be taken from the General Fund and reallocated to the Water Fund to offset costs eligible for reimbursement. This leaves a balance of \$939.34 that will be taken from within the current water fund equipment line item.

Department of Public Works

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The Geneva City Council
Journal of Proceedings
Regular City Council Meeting
City of Geneva, New York

July 1, 2026 – 7:00 PM

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

Presiding - Jim Cecere Mayor

I. Call to Order – Mayor, Jim Cecere

II. Pledge of Allegiance

III. Roll Call

IV. Updates

a. Mayor's Report

Mayor Cecere shared that he met with Senator Helming last week about housing, economic development, occupancy tax, and how to get more state support. He also met with Ontario County Economic Developer Ryan Davis, County Administrator Chris DeBolt, and Board of Supervisors Chair Bill Wellman. This group discussed where the City is headed, and how the County can support the City in many areas, including economic development, with real support for initiatives, as the largest city in the county. The Mayor explained that the County is also working towards an occupancy tax, noting that he would like that to align back to the City, with the funds generated to be put towards ongoing tourism support. Mayor Cecere also raised the issue of funding lakefront repairs with the Senator and County related to damages from recent storms and flooding.

Mayor Cecere then provided an update on the City Manager recruitment process, explaining that Council will continue to pursue a City Manager form of government, while reviewing the role of City staff and council to see how it's aligned, and to improve upon it during this vacancy. He went on to explain that right now council is talking about what that will look like, and will bring the topic forward for public discussion in the near future. He shared that council is reviewing what a true role and structure for a new City Manager should look like. The Mayor then announced that he asked Assessor Rados, present at the July 21 Operations meeting, to offer an understanding of where the revaluation process is prior to certification. In closing, Mayor Cecere encouraged residents to attend Ray Ray's Community Love Day on July 11 at Clark Street Park, where Mayor Cecere will be sitting in a dunk tank along with some council members and the Chief of Police.

b. Council Reports

Councilor Petropoulos reported that the LDC shared at its meeting this morning that Porch Fest was a success. First Friday and the Art Walk will be held this Friday, downtown. He also shared that the Seneca

Sounds Festival will be held on September 12 from 3-11pm at the Cracker Factory. An additional fundraiser for that event will be held in August. Tables will be available for organizations during the Seneca Sounds festival as well. He also shared that the FLX Film Festival will be back in Geneva on Feb. 26 and 27, 2027. Councilor Petropoulos welcomed two new businesses to downtown, Ciao Warma and Naughty on the Weekend. He then shared that Norfolk Southern has begun repairing the railroad crossings downtown, currently working on the Elizabeth Blackwell crossing. They will move down to Castle Street and Lake Street later this summer. Councilor Petropoulos attended a recent Parks Collective event, and invited everyone to the lakefront on the 4th of July where the Masonic Lodge will hold historic speech readings, with a brass band.

Councilor Kaim wished all a happy 4th of July. He reviewed several meetings that he attended, including the Recreation and Ad Hoc committees. He shared that the construction of the new Dunkin' Doughnuts is coming along in Ward 6, and that there have been some problems with the gazebo at the lakefront, delaying its completion. Councilor Kaim also shared that the Masons will hold a 4th of July celebration with historic speeches and a brass band, and that he will be in the dunk tank at Clark Street Park on July 11.

Councilor Brennan had no report this month.

Councilor Gillotte shared that the BID will host First Friday on July 3 from 5-9pm where there will be live music and events at multiple locations. Ironman will be coming to Geneva on July 12, bringing athletes to the City as early as Wednesday, with several events planned for the weekend in addition to the triathlon, including an Art Walk, Fireman's Parade and Block Party, and America 250 Fireworks at 9:30pm on Saturday, July 11. The BID welcomed three new downtown business last month including Naughty on the Weekend bakery, Ciao Warma, and Cake. At its June meeting, the Police Budget Advisory Board reviewed the Department's preliminary budget presented by Chief Eveland, which includes more than \$200,000 in proposed reductions as a result of the City's directive for departments to cut spending. The Board remains deeply concerned about the continued pattern of annual cuts and the impact they are having on officer morale, recruitment, retention, and the department's ability to effectively serve our community. They are especially concerned by what the reduction will mean for the training budget and the current suspension of training opportunities, including those that have already been budgeted for. Training is not an optional expense, it is essential to officer preparedness, professionalism, accountability, and public safety. The Board is increasingly alarmed by what appears to be a continuing mindset of addressing budget challenges through cuts to public safety and other departments rather than investing in them. They believe this is inconsistent with the City's stated commitment to public safety. Asking the Police Department to continually do more with less isn't a sustainable approach and the board urges the City leadership to prioritize the resources necessary to support both our officers and the residents they serve.

Councilor Grimaldi attended the Housing Authority Meeting, calling it pretty standard, with a new member appointed to the board.

Councilor Gummoe attended an Ad Hoc Housing Committee, where the main topic was meeting with Code Enforcement. The Planning Board didn't meet, and the Green Committee did meet. However, Councilor Gummoe couldn't attend due to a conflicting meeting. Councilor Gummoe shared that Casella has been picking up trash before the 7am, causing resident complaints on West William Street, calling early pick-up an ongoing issue.

V. Proclamations

- a. Parks & Recreation Month
- b. Independence Day

VI. Public Comment

Charles King of Washington Street shared the following comments:

Happy 250th to the United States. I just turned 55, so I was 5 in 1976 for the 200th. Back then coins were very uniform, aside from the occasional wheat penny. I remember how fun it was when the bicentennial silver dollar, half dollar and quarters came out. I grew up near Philadelphia and I think it's cool that Independence Hall and the Liberty Bell are on the back of two of those 1976 coins. I'm a classically trained singer. I used to sing the National Anthem to my soccer, tee-ball, coach pitch and little league teams on opening day, Memorial Day, and other occasions when I was coaching, and I would point out that the National Anthem is a question song: it ends with a question mark. It's basically "can you still see our flag?" I used to make sure my teams could see the flag when I sang. Hopefully their generation can see the flag figuratively as well as literally. Not everyone has perfect pitch; the way to find a starting note on the National Anthem is to hum reasonably a high note for the "free" at the end and then drop the octave to "Oh say". I think it's poetic that not everyone is working with the same "free." When I say the Pledge of Allegiance, I emphasize the AND at the end, "liberty and justice for all." I think the political parties tend to see liberty and justice as differently weighted priorities, but I think we can have both, thus the emphasized "and." One of my grandfathers served in World War I back when it was popular to do so before you went to college. He met my grandmother who was four years younger than he in college, even though they were in the same year. My other grandfather was Army Corps of Engineers in World War II, helping design the giant ships that would carry tanks to Europe. My grandmothers held down the fort, sometimes through significant hardship. My dad was drafted into the Navy during Vietnam under the Berry Plan, the doctors draft. The day I was born he took his oath of office in Manhattan and then rushed home to Raritan Township in west-central Jersey in time to put Debussy's "Afternoon of a Faun" on the turntable for my birth. We spent a fair chunk of my childhood in Key West, where he helped run the Army-Navy underwater swim school, attended to wounded veterans, and helped deliver hundreds of service family babies, helping set the stage for the OBGYN portion of his rural family practice over the next 30+ years. Families affected by the draft are perhaps naturally more skeptical of government. I love my country and am a firm believer in government "of the people, by the people and for the people" to quote Honest Abe. If I hold you to a high standard it's because I want our government to function with those principles at the municipal level, too. I realize that there may be a period where, as a new City Council, you focus more on accounting than accountability, and I am trying to encourage you to recognize your government is dysfunctional and ethically hollow and to start focusing on things that happen outside this small room and at more than just this meeting with this small set of personnel. We're in grave danger of having a government that's OF the lodge halls, BY the chatbots, and FOR the government unions, rather than the people. Please strive to broaden your focus, especially as our country and its founding principles celebrate a milestone birthday.

Geoff Hellauer-Geiger thanked Council for recognizing Parks and Recreation Month. He shared that the next Meet Your Parks event will be held on Monday July 5 at Clark Street Park, and following that, July 13 at Richards Park. The Sprinke Starship has been serving ice cream at these park events. He encouraged residents to come to the parks and play. Mr. Hellauer-Geiger shared a Loomis Woods update from nearby residents who are improving the park by laying more bark chips on the trails.

Jackie Augustene of Washington Street thanked City Manager Hendrix for her service. She recalled the 555 Exchange Street building and the ongoing challenges it's presented since her time on council, noting that it sits in the Urban Design District. Ms. Augustine wondered if six Councilors making the decision with absences and recusals would have the votes to move forward with setting the Chapter 111 Public Hearing. Ms. Augustine then stressed that she doesn't want to see the City paying for demolition of a property with ongoing owner neglect issues, noting that whoever takes the building down is responsible for the design standards. She believes that rehabbing the building is the best way to go, integrating it into a housing project, perhaps. Ms. Augustine then pointed to Chapter 151, abandoned construction projects, and wondered about abandoned construction structure fines on the former Legion property at \$250 per day.

VII. Presentation

a. Geneva Parks Collective

Gabrella D'Angelo, Alex McLaughlin, Fairoo Suhita, and Aryanna Burbas presented on behalf of the Parks Collective, sharing that the Collective has worked together since January 2025 focusing on revitalization of neighborhood parks. In addition to outreach events and surveys, the group has worked on park transformations. The Parks Collective is imagining a community pool in the East Lakeview neighborhood, at Clark Street Park. Ms. D'Angelo called Seneca Lake a gem, with water playing a key role in Geneva, including the City drinking water. Water features were recalled, including ponds and fountains, and a waterfront park. The Parks Collective recalled water health and hygiene throughout Geneva's history, including Geneva Mineral Springs and Geneva Water Cure and Hygienic Institute, that shipped water all around the US. The collective shared that water recreation has been a part of Geneva's history. Beaches were reviewed, as well as pools, fountains and spray parks. It was noted that currently, there is no public pool for city residents to use, while within a 50-mile radius there are a handful of community pools.

Currently, Clark Street Park is an open field with a baseball diamond and parking lot. The East Lakeview neighborhood is isolated from Seneca Lake, as well as having the highest concentration of young people within the City. Costs of pools and their staffing and maintenance were then reviewed as well. It was noted that grants have been identified by the Parks Collective for building a pool as well as staffing and maintenance. They call the proposed community pool a driver to attract residents into the community.

Partnerships for the pool project with the YMCA, HWS and the Boys and Girls Club were suggested. The Collective then presented two pool concepts. The first was a traditional chlorine pool concept, with two pool houses, a playground, and fitness park elements. A natural pool proposal was presented next, filtered with rocks and natural plantings. This design is less expensive to maintain, and includes bathrooms, volleyball courts, and a bike track. Rather than grass, there are clover spots that are softer than natural grass in this proposal. The collective's hope is to make one of these concepts a future reality.

VIII. Discussion

a. 2027 Budget Revenue Projections

Mayor Cecere opened the budget revenue projection discussion. He thanked Assistant City Manager Youngs and Comptroller Blowers for their work, giving Council a chance to see where revenue and revenue drivers are. He acknowledged that the revenue comes from taxes and fees that allow the city to continue to offer services that residents expect.

Assistant City Manager Youngs explained that tonight, staff is only looking at revenue. Comptroller Blowers shared an outline of revenues run a little over a month ago, showing revenue running about \$400,000 better than where the city was a few months ago due to better state aid projections and grants.

He explained that revenue from grants isn't added into the budget unless it's going to be spent in that

calendar year, while with many grants the city funds projects up front, and is reimbursed afterward.

Currently there is about a 3% increase in revenues, with the tax levy remaining the same, meaning no additional tax revenue. There hasn't been much change in state aid, which is viewed as a one-time revenue for 2027. Some other revenues include day-to-day fees, and Clerk fees and licenses. Revenues by department were then reviewed. He explained that all department revenue goes into the general fund to support the general operations of the City. Water and sewer funds were then reviewed, noting that these funds generate their own revenue without overlapping.

Mayor Cecere wondered about a \$486,592 gap in the Water Fund. Assistant City Manager Youngs explained that that number may be smaller depending on the equipment needs of the department.

Comptroller Blowers explained that revenues will be updated for the July 21 meeting, and expenses will be looped in for that meeting as well. Mayor Cecere wondered where Comptroller Blowers sees an opportunity for an increase in numbers. Comptroller Blowers shared that sales tax is tracking better than projected, so there's some opportunity there. Assistant City Manager Youngs committed to reviewing fee schedules to make sure that staff time is expending to meet a service cost is covered by the fee schedules.

Increased penalties for repeat offenders were then discussed by Mayor Cecere.

Councilor Kaim wondered about shared services revenue, where City employees are essentially leased out. The agreements do reference retirements and post-employment benefits. Comptroller Blowers did explain that the City will always have a little bit more liability under this model, noting that the city would give up a lot of control if they leased from other municipalities. Councilor Petropoulos is supportive of increasing fees and wondered about selling parking passes as a revenue generator. Mayor Cecere explained that a permit fee process is being looked at for long-term rentals and an occupancy tax for short-term rentals. Mayor Cecere wondered where else Council would like to see more fee collection. Councilor Kaim suggested registering bicycles, ticketing for winter parking, and parking meters. Councilor Gummo recalled an opportunity to fine for abandoned construction sites, brought up by Ms. Augustine during Public Comment. Councilor Gillotte shared that he is looking into Code Enforcement for building permits and dilapidated properties. He acknowledged staffing limitations and the courts' part in enforcement. Councilor Kaim suggested bringing in industry, which would solve revenue problems.

IX. Unfinished Business

X. New Business

- a. Approving and Authorizing Submission of a New York Main Street Grant Application for 1 Railroad Place

Action taken by Councilmember Kaim, Jr.; seconded by Councilmember Petropoulos

Moved that this resolution be approved

Motion Passed Unanimously

- b. Setting Public Hearing for 2026 CDBG Applications

Action taken by Councilmember Gillotte; seconded by Councilmember Grimaldi

Moved that this resolution be approved

Motion Passed Unanimously

- c. Setting a Public Hearing for Conveyance of City Owned Property Maryland St (90.84-1-3, 90.84-1-4, 90.84-1-5)

Action taken by Councilmember Kaim, Jr.; seconded by Councilmember Gillotte

Moved that this resolution be approved

Motion Passed Unanimously

- d. Setting a Public Hearing to Require Repair or Demolition of 555 South Exchange Street Pursuant to City Code Section 111-5(A)

City Attorney Hou presented and briefly reviewed this resolution. Councilor Petropoulos would like to hear ideas for repair and demolition and raised concerns about the neighboring building. Councilor Brennan clarified that Chapter 111 moves the deed to the City if the owner doesn't demolish the building. He further explained that the property owner is making no effort to maintain the building, and the City may be stuck with the costs. Attorney Hou explained that if no action is taken, the property will go into foreclosure and become a ward of the City, which would have to take further action. Chapter 111 is legally the only option for the City to take action at this time. The Madias property on Castle Street was briefly discussed, as a recent Chapter 111 proceeding last year that motivated property owners to take action and demolish a dangerous structure. Councilor Brennan raised concerns around the building that 555 S. Exchange is attached to. Safety concerns were discussed. Councilor Kaim wondered the extent of the street closure. Just one side of Exchange Street is blocked off in the area of the property.

Action taken by Councilmember Petropoulos; seconded by Councilmember Gummoe

Moved that this resolution be approved

Motion Passed (6-2 absent 1-abstain)

XI. Board and Commission Appointments**XII. Consideration of Meeting Minutes**

Action taken by Councilmember Gummoe; seconded by Councilmember Grimaldi

Moved that minutes from the May 27, June 3, June 16, and June 17, 2026 Council meetings be approved

Motion Passed Unanimously

- a. May 27, 2026
- b. June 3, 2026
- c. June 16, 2026
- d. June 17, 2026

XIII. Adjournment

Action taken by Councilmember Petropoulos; seconded by Councilmember Gummoe

Moved that the meeting be adjourned at 8:25PM

Motion Passed Unanimously

City Clerk

Resolution # 36-2026

Approving and Authorizing Submission of a New York Main Street Grant Application for 1 Railroad Place

WHEREAS, the City of Geneva desires to apply for financial assistance through the 2026 Consolidated Funding Application (CFA) under the New York Main Street Downtown Anchor Grant Program for 1 Railroad Place; and

WHEREAS, the New York Main Street (NYMS) Program, administered by New York State Homes and Community Renewal (HCR), provides funding to assist with building renovations and streetscape enhancements in mixed-use commercial districts; and

WHEREAS, the application proposes funding to assist the City of Geneva to complete building renovations to its downtown “main street” building at 1 Railroad Place, a prominently located building in need of improvements to support its productive reuse and contribution to the economic vitality of the area; and

WHEREAS, the proposed project at 1 Railroad Place includes the construction of a professional office and one apartment unit on the second floor, along with façade improvements that will enhance the building’s appearance and contribute to the aesthetic and commercial appeal of the surrounding area; and

WHEREAS, the City of Geneva is committed to the revitalization and economic development of its downtown and neighborhood commercial areas, including Railroad Place; and

WHEREAS, the project aligns with the goals of the City of Geneva’s revitalization efforts and supports the continued development of mixed-use properties that provide commercial and residential opportunities; and

WHEREAS, the grant application requires that the applicant obtain the approval and endorsement of the governing body of the municipality in which the project will be located.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Geneva authorizes the submission of a New York Main Street grant application for building renovations and façade improvements at 1 Railroad Place, Geneva, NY; and

BE IT FURTHER RESOLVED, that the City Manager (or designated official) is hereby authorized to execute all financial and administrative processes related to the application and, if awarded, to implement the NY Main Street grant on behalf of the City.



STATE OF NEW YORK)
COUNTY OF ONTARIO) ss:

I, Nicole Tillotson, City Clerk of the City of Geneva, New York, do hereby certify the foregoing to be a true and complete copy of an original resolution on file in the City Clerk’s Office, which said original was adopted at a Regular Meeting of the Geneva City Council held on July 1, 2026.

Dated: July 2, 2026

Nicole Tillotson

City Clerk

Resolution # 37-2026

Setting Public Hearing for 2026 CDBG Applications

WHEREAS, the Geneva City Council supports programs and projects that align with the 2016 City of Geneva Comprehensive Plan and the 2026 Strategic Plan; and

WHEREAS, the 2026 CDBG funding opportunities are currently available; and

WHEREAS, the City of Geneva desires to pursue appropriate funding for projects that implement the City's Comprehensive Plan, Strategic Plan, and other adopted plans and programs; and

WHEREAS, these applications require a public hearing for the purpose of hearing public comments on the City of Geneva's community development needs, and to discuss the possible submission of one or more Community Development Block Grant (CDBG) application for the 2026 program year; and

WHEREAS, CDBG applications will include submission to the CDBG Public Facilities Program, the Community Infrastructure Program, and the Imminent Threat Program; and

NOW, THEREFORE, BE IT RESOLVED that the Geneva City Council establishes a public hearing on the 2026 CDBG funding applications for July 21, 2026 at 6:00 p.m. or as soon thereafter at the regularly scheduled Council Meeting.

BE IT FURTHER RESOLVED, that the City Clerk and Grant Coordinator are directed to publish the appropriate required notifications advertising the public hearing and application plans as required by the funding agency.



STATE OF NEW YORK)
COUNTY OF ONTARIO) ss:

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Dated: July 2, 2026

Nicole Tillotson

City Clerk

Resolution # 38-2026

Setting a Public Hearing for Conveyance of City Owned Property Maryland St (90.84-1-3, 90.84-1-4, 90.84-1-5)

WHEREAS, the City of Geneva has identified surplus real estate that is not serving a city goal; and

WHEREAS, the Geneva City Council has deemed that the properties located at Maryland Street (90.84-1-3, 90.84-1-4, 90.84-1-5) no longer serve a public purpose and should be sold to a private party; and

WHEREAS, Flint Hall is now proposing to purchase the Property; and

WHEREAS, if a proposal is determined to be in the best interest of Geneva residents City Council anticipates a sale of this property.

NOW, THEREFORE BE IT RESOLOVED, that a public hearing for sale of city-owned parcels located on Maryland Street (90.84-1-3, 90.84-1-4, 90.84-1-5) will be held at the regular City Council meeting on August 5, 2026.



STATE OF NEW YORK)
COUNTY OF ONTARIO) ss:

I, Nicole Tillotson, City Clerk of the City of Geneva, New York, do hereby certify the foregoing to be a true and complete copy of an original resolution on file in the City Clerk's Office, which said original was adopted at a Regular Meeting of the Geneva City Council held on July 1, 2026.

Dated: July 2, 2026

Nicole Tillotson

City Clerk

Resolution # 39-2026

Setting a Public Hearing to Require Repair or Demolition of 555 South Exchange Street Pursuant to City Code Section 111-5(A)

WHEREAS, the City Code Enforcement Officer has determined that the building located at 555 South Exchange Street a dangerous and/or unsafe building and has provided the owner of said building written notice of the same pursuant to City Code Section 111-3(A); and

WHEREAS, the owner of 555 South Exchange Street has failed and refused to submit a plan for the repair or removal of the building within 90 days after service of written notice, as is otherwise required pursuant to City Code Section 111-4(A); and

WHEREAS, City Code Section 111-5(A) provides that, in the event of such failure to submit a plan, the City Council shall call a public hearing, the purpose of which shall be to require the repair or demolition of said building;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva that a public hearing shall be had on the 5th day of August, 2026, at 7:00 p.m., for the purpose of determining whether City Council shall order the repair or removal of the building located at 555 South Exchange Street. In the event that City Council determines that the said building shall be repaired or demolished, it will assess all costs and expenses incurred by the City in connection with the proceedings, including legal fees, to remove or secure said building, including the cost of actual repair or removal, and said assessment shall be a lien against the land upon which the building or structure is located and shall be added to the next tax roll to be filed; and be it further

RESOLVED, that the City Clerk serve notice of this public hearing upon the owner of record of 555 South Exchange Street, and any other persons having an interest in said property as determined by the Code Enforcement Office. Service of said notice shall be either personally or by certified mail, addressed to the last known address, if any, of the owner, or on the owner's executors, legal representatives, agents, lessees or other persons having a vested or contingent interest in the same, as shown by the records of the Receiver of Taxes, and/or in the office of the County Clerk or County Registrar.



STATE OF NEW YORK)
COUNTY OF ONTARIO) ss:

I, Nicole Tillotson, City Clerk of the City of Geneva, New York, do hereby certify the foregoing to be a true and complete copy of an original resolution on file in the City Clerk's Office, which said original was adopted at a Regular Meeting of the Geneva City Council held on July 1, 2026.

Dated: July 2, 2026

Nicole Tillotson

City Clerk

The Geneva City Council
Journal of Proceedings
City Council Operations Meeting
City of Geneva, New York

July 21, 2026 – 6:00 PM

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

Presiding - Jim Cecere Mayor

I. Call to Order – Mayor, Jim Cecere

II. Pledge of Allegiance

III. Roll Call

IV. City Manager's Report

Acting City Manager Youngs provided the following report:

Organizational Progress

First, I'd like to recognize the continued work of staff across all departments as we move through the 2027 budget process. Department heads and their teams have been balancing detailed budget development, work program planning, and performance measures while continuing to provide the day-to-day services our community relies on. I appreciate the tremendous amount of work happening behind the scenes to prepare for the upcoming budget discussions while keeping City operations moving forward.

Key Operational Update

This past Saturday, the City experienced approximately 2.5 inches of rainfall in a relatively short period of time. Events like this provide a real test of our infrastructure and the investments Council has made.

One encouraging outcome from the storm was the performance of our wastewater system. Because of the sewer cleaning and lining work completed this year, our wastewater treatment plant was able to manage the increased flows without activating our emergency active flow treatment process at the Gulvin site. While there was still work to do throughout the City, it's an encouraging example of how proactive infrastructure investments can improve system performance during significant weather events.

I'd also like to thank our Department of Public Works, Wastewater, Fire, Police, and all supporting staff who responded throughout the weekend to address downed trees, localized flooding, and other storm-related issues. Much of that work takes place behind the scenes and outside of regular business hours, and our community benefits greatly from their professionalism and commitment.

Additionally, City Hall counter services will return to regular business hours beginning Monday, August 3, as we welcome a new part-time Administrative Aide to the team.

Staff also responded quickly to resident concerns regarding early morning Casella garbage collection.

Based on resident complaints and Council's direction, the Geneva Police Department investigated and confirmed violations of the City's 7:00 a.m. collection ordinance. We've communicated those findings to

Casella, and they have assured us the issue has been addressed.

Staff & Community Recognition

Finally, I'd like to recognize a small but meaningful act of community support related to the Castle Street Reconstruction Project. While Villager Construction crews were working on Castle Street, nearby residents brought them water and baked goods as a gesture of appreciation.

We often hear about the concerns and complaints—and those are important—but I also think it's important to recognize the moments that remind us of the human side of the work being done in our community. On behalf of the organization, I'd like to thank those residents for their kindness and, more importantly, thank all of our employees and contractors who continue to serve this community with dedication every day.

Looking Ahead

Looking ahead, administration will continue preparing the 2027 budget for Council's review, including the Capital Improvement Plan that will be presented in August. We'll also continue advancing our capital projects, grant initiatives, and other Council priorities while keeping you informed of significant milestones.

V. Public Hearings

a. 2026 CDBG Grant Applications

Mayor Cecere opened the Public Hearing at 7:10pm.

With no one requesting to speak, the public hearing was closed at 7:10pm

VI. Public Comment

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

I was having a conversation with a friend who sits on the Board of Assessment Review about how complicated grieving an assessment is. She felt like a lot of people complain about their assessments but then don't grieve and wondered why, and I decided to share some of my observations with her, and now with you as well. First off, the form letter we received in the mail was confusing. It includes an underlined hyperlink that you can't click on (on paper) suggesting a website path that doesn't literally exist. It directed us to find a document called "Comparable Sales Data," which also does not exist with that title. When you go to the City Website and Ctrl-F search on "assessment", you find the "2025 Final Roll" but that's all. If you find your way to the Government menu and click the Assessor menu item, the first thing you see is the giant text "All Exemptions are due no later than May 1st of each year," even though the letter said May 25th and we were getting the letter after May 1. The 8 documents at the bottom of the Assessor sub-page include a "2026 Tentative Roll," which reports about 2500 properties, compared with the 4500 or so properties that are listed on the 2025 Final. I couldn't find the Ward 6 Councilor's street on the Tentative, my across-the-street neighbor wasn't on the Tentative, the Madias block of Castle Street wasn't on the Tentative, etc. At the end of the 2026 Tentative, there is a summary cell highlighted yellow that suggests the average increase in the city is 38%, but that is only 2500 properties, maybe 60% of the city, so the average increase in reality might be considerably lower than 38%. If one has the wherewithal to find the "Reassessment Information" sub-page on the Assessment sub-page and one reads down to the 8th item on a list of 9 documents at the bottom there, one finds a document called "Sales 2026 reassessment (PDF)" which is finally "comparable sales data" though not so named.

My handout is a review of a bunch of different property assessments based on the 2026 Tentative. I figured using the nine of you, plus me, plus our immediate next-door neighbors, would be an interesting grab bag of data. Some of our assessments vary wildly from neighbor to neighbor in terms of overall increases, taxes per square foot, and market value compared with online marketer. The deviations here are quite wide and can't be accounted for simply with lot size. The original letter had three "Myths" described in it. A "myth" is

something that is false. All three of the “myths” were not false, so calling them “myths” was taking a dismissive stance toward building blocks that might be part of a bigger picture. We know, for example, that the city historically *has* tried to get more money through any sort of taxes, that a lack of improvements *shouldn’t* increase a home’s value *as much as* major improvements would, and that most of the time, our taxes *are* going to go up, we just don’t see where we sit on the 18% or 28% or 38% or whatever it is, rising tide, because we only see partial data in the Tentative. This process was confusing and kept the property owner from seeing the big picture and telling the big picture. It seems like a way to hide a tax hike inside a confusion of randomly scrambled individual tax hikes. This process actively discouraged grievances, and did not present a clear, transparent system by which people could find appropriate data with appropriate dates and plainly bring a grievance.

VII. Presentation

a. Budget Gap Analysis

Acting City Manager Youngs reviewed three objectives for tonight's presentation, including reviewing the City's preliminary financial position, identifying the factors contributing to the structural budget gap, and discussing policy decisions to guide development of the proposed 2027 budget. She then reviewed Council's 2027 budget guiding principles of priority-based budgeting, structural balance, multi-year perspective, protection of core services, shared services, and respect for taxpayers. She explained that tonight, expenditures and the anticipated gap will be reviewed, noting that projections come from what Departments believe will support current service levels, and where reductions could be made, and what would be impacted. The numbers shared tonight are part of the operational budget only, not part of the multi-year capital plan, which will be discussed on August 5.

Comptroller Blowers shared a financial snapshot of the General, Water and Sewer Funds projected revenues, expenditures and preliminary structural gaps. He explained that it's typical to be about a million dollars off at this point in the budget process in the General Fund, noting that there is often a drastic change in revenue between now and the budget presentation in September. Primary drivers of the General Fund structural gap include personnel, health insurance, retirement, and social security costs taking up the majority of the gap, with debt service contributing as well. In the Water Fund, debt service costs come in ahead of personnel costs in this smaller budget. The Sewer Fund is about the same as the Water Fund, as these funds are typically aligned.

Comptroller Blowers then shared the General Fund at a glance:

- Public Safety \$8,526,793
- DPW & Code \$4,402,485
- Recreation \$531,255
- Administrative \$2,873,145
- Retiree Health Insurance \$1,484,253
- NYS Retirement \$2,773,838
- Debt Service \$2,120,723

Water Fund at a glance:

- Water Maintenance \$1,121,425
- Water Plant \$966,719

- Retiree Health Insurance \$88,136
- NYS Retirement \$191,797
- Debt Service \$1,360,099

Sewer Fund at a glance:

- Sewer Maintenance \$2,262,525
- Wastewater Treatment Plant \$1,995,045
- Retiree Health Insurance \$83,796
- NYS Retirement \$257,351
- Debt Service \$2,415,108

Assistant City Manager Youngs explained Priority Based Budgeting that protects mandated and core services above discretionary enhancements. She explained that there are a limited number of tools to close the gap, including revenue adjustments, service reductions, capital deferrals and fund balance use as a one-time bridge. She went on to explain that deferred maintenance does cost the City with repair costs and replacement costs that only get more expensive over time, recalling the city's efforts to get on a better equipment replacement cycle in recent years. Acting City Manager Youngs explained that there are still deferred needs that haven't made it into the preliminary budget in Engineering, Highway, Recreation, Police, Fire, and Planning and Economic Development.

Acting City Manager Youngs asked for a broad policy discussion tonight, with clear priorities for staff. Key decisions staff are looking for from council include any adjustment to the property levy target, any acceptable use of fund balance, service level expectations, capital investment priorities, shared service opportunities, and any other council priorities.

Councilor Gummoe wondered about gaps in the water and sewer budget, and Councilor Gillotte recalled deferred maintenance and equipment replacement, with an impact on future budgets. He then wondered about personnel gaps and certain departments being short-staffed. Assistant City Manager Youngs explained that what is being presented today doesn't include any staffing cuts. She clarified that the Deputy Clerk position is currently showing in the 2027 budget and staff will need direction on that position as well.

Councilor Petropoulos asked what is being eyed for cuts in the capital budget. Acting City Manager Youngs shared that discretionary enhancements have already been removed, including street reconstruction on Pulteney Street where survey and design is already underway, as well as one other project. She flagged the City Hall roof being on the 2027 budget due to water intrusion and the need for cornice replacement.

Councilor Petropoulos suggested that beautification can be cut, and anything structural needs to be addressed. Mayor Cecere wondered how much debt would be coming off in 2027. Comptroller Blowers shared \$2.1M in the General Fund, \$1.3 million in water, and \$2.4 million in sewer. He then reiterated that as debt comes off, he'd like to bring debt service down over time. He suggests taking a portion of a capital project to reduce debt. In terms of staffing, he clarified that the budget was completed with 100% staffing.

Mayor Cecere wondered if it was fair to look at departments that have more positions vacant than they can fill in the year. Acting City Manager Youngs explained that staff has accounted for that in the budget. She acknowledges that in some departments, structure can be adjusted to save money down the road. With regard to prioritization of investments and expenditures, Mayor Cecere wondered if any potential

investments have a return on investment that would allow the city to realize efficiency over the next few years. Acting City Manager Youngs explained some efficiencies that can be accomplished in Code Enforcement. She recalled the Police Department's efficiencies that have been implemented to give officers more time on the road, and similar items in the Fire Department. Mayor Cecere then wondered, in terms of shared services, are there any opportunities with other entities. He suggested asking each department to look at shared service opportunities. Mayor Cecere then wondered if there are things that staff can not do, like street sweep less, or not get Code Enforcement City cars, or remove the ability of any staff member to take cars home, thus shrinking the utilization of equipment. He asked for an equipment rationalization strategy, and what could be outsourced to lead to longer-term savings. Acting City Manager Youngs shared that those questions have been asked several times, and that these solutions are already occurring. She assured the Mayor that staff would give council numbers for what would be saved if council directed them not to do something like maintain cuts. She asked whether council has an appetite for making these cuts. Mayor Cecere asked for those on the front lines to generate ideas to share with council. Acting City Manager Youngs explained that she believes staff will come back saying that they are already only doing what needs to be done. Councilor Petropoulos wondered if new vehicles and equipment replacement is requested to just have nicer vehicles. Acting City Manager Youngs explained that vehicles in better condition can be auctioned off to bring in funds to offset replacement costs. She explained that deferring fleet replacement causes balloon costs when an entire fleet has to be replaced years down the road, when capital improvement plans aren't implemented and adhered to. Mayor Cecere explained that council is looking at contracts and how staff is compensated. He lamented the unfunded mandate that came down from the state that staff benefits from, but leads the city to pay for massive expenses. He stressed that he doesn't want to diminish city staff and the fine work they do.

VIII. Discussion

a. Reassessment Update

Assessor Rados shared her responses to questions posed by Council:

Q1. How many property owners contacted the Assessor's Office informally (by phone, email, or in person) before Grievance Day, separate from the formal grievances filed?

A1. The exact number is hard to say as I do not document every phone call and walk in. There were 265 follow up notices mailed to property owners, this is either to respond to an informal grievance filing, phone call, something that I found when reviewing, or a walk in. There was a total of 2,628 Assessment letters mailed to property owners. The initial total reassessment valuation was \$1,537,304,711.00. Using the 265 follow up notices (which is 10% of total mailed) of the challenged, 90% had some level of change based on presented data. Some of this was due to items that I recognized and not from challenges.

NBHD	# of challenged	Amount Changed
200	129	\$4,857,200
300	87	\$4,857,200
400	35	\$3,956,800

Q2. How many formal grievances (Form RP-524) were filed by the June 16th deadline, and what percentage of total reassessed parcels does that represent?

A2. There was a total of 119 grievances filed which includes the 72 stipulation agreements. This would

breakdown to 5% of the total number of notices sent.

Q3. Is there a way to characterize the grievances filed? Can you provide similar statistics as above by neighborhood, property value tier, or type of complaint (excessive value, unequal assessment, misclassification).

A3. The most frequent concerns were focused on excessive, we had very few claiming unequal assessment as compared to neighbors and only commercial properties had some adjustment in classification. A lot of the changes from stipulations and informal filings were due to interior condition concerns or lack of comparable data. There were also several individuals who provided recent appraisals. Photos of interior conditions was very helpful during the review process. The photos gave a better picture of not only the interior but exterior condition. Some homes were in need of significant updating in order to be sold at the preliminary assessment figure. Being that the goal is to assess at fair market value, this was a big factor in my decision to reduce those specific properties.

Q4. What is the current status of the Board of Assessment Review's review of filed grievances?

How many have been heard, how many remain pending, and what is the expected date for completion?

A4. The Board of Assessment Review met on the 16th, 17th and the 24th of June. June 16th and 17th were the scheduled hearings. June 24th was to finalize deliberations and complete paperwork. The job of the Board of Assessment Review is complete for the 2026 roll year. All notices have been mailed to property owners. In all the Board of Assessment Review decided on 47 properties.

Q5. Of the grievances reviewed to date, what is the breakdown of outcomes, reductions granted, assessments confirmed without change, and stipulated settlements reached directly between the property owner and the Assessor's Office?

A5. Out of the 47 properties that were presented to the Board of Assessment Review, 32 received some level of change in assessment. 15 of the properties had no change in value. Some of the individuals who make up the 47 who attended BAR hearings had already filed and were granted reductions. Some were not reduced in the informal process, and some did not present anything during the informal process and went directly to the Board of Assessment Review. In all between stipulation agreements and BAR adjustments \$5,917,100. was removed from the tentative roll figure. If it was a condition issue with the property, interior photos helped determine the adjustments or if an appraisal was submitted with interior photos. This was a typical reassessment, nothing out of the ordinary. There is only so much data we can collect as we look from public right of way and do not have access to interior conditions. It is not uncommon on a reassessment year, especially with larger increases to see 5-10% assessment challenges. The review process is where we find out information that we did not have prior to placing the initial assessment.

Q6. Were any data or methodology corrections identified during this process? For example, errors in recorded square footage, room count, or property condition, that were not limited to a single property and may warrant a broader check across the roll?

A6. Other than the previously discussed lack of sales data for certain buildings styles that was covered in the first meeting. There is nothing that stood out as far as data errors on a large scale. The assessment challenges were reviewed and reconsidered based on various concerns, some of which needed additional information and supporting data such as interior photos.

Q7. What is the projected total assessed value of the 2026 roll once all grievances are resolved, and how does that compare to the originally filed tentative roll and to the 2025 final roll?

A7. The roll is complete; the 2026 Tentative Assessment Roll had a total assessed value of

\$1,524,054,211. The 2026 Final Roll has a total assessed value of \$1,518,137,111. Of this figure, the city taxable portion is \$871,885,578. The 2025 total assessed value on the final roll was \$1,403,551,664 of which \$729,466,885 was city taxable. The end result from the 2026 reassessment was an increase in total value of \$114,585,447.00 and an increase of \$142,418,693. in city taxable value. Our overall change in level of assessment was 19%, when the preliminary notices were mailed, the overall change in level of assessment was 21%.

Q8. What is the distribution of assessment changes across residential properties? Specifically what percentage of properties saw increases of more than 25%, more than 50%, and more than 75%, after accounting for grievance outcomes? What percentage of properties saw decreases and what is the average amount and percentage?

A8.

NBHD	200	300	400
# over 25%	681	220	105
# over 50%	208	60	47
# over 75%	57	16	46
Avg \$ increase	\$47,073	\$67,766	-18,007
Avg %	32.3%	29.86%	34.05%
% Decrease	1%	1%	10%

Q9. What is the City's current and projected equalization rate once the 2026 roll is certified, and how does that compare to the 93% rate established after the 2024 revaluation?

A9. The equalization rate was certified at 100% for the 2024 roll year, (the year of the last revaluation) The equalization rate dropped for the 2025 assessment roll year due to an 11% residential sales trend for that year. The 2026 assessment roll will be at 100% equalization again. Depending on the sales trends for 2027 and 2028, it is hard to say how long the 100% will last. If we have another large residential trend for 2027, the rate will drop again.

Q10. What is the status of commercial property reassessment, and will commercial values be reflected on the roll certified August 1st? If not, what is the expected timeline?

A10. The commercial valuation was complete prior to the notices being mailed. The commercial property owners were notified at the same time as the residential properties.

Q11. Based on the data available so far, what is the estimated impact on the average residential tax bill if City Council hold the 2027 tax levy flat, recognizing that the Assessor does not set the levy, but can speak to how the assessed base affects the rate calculation?

A11. Based on the taxable assessed value for the City (\$871,885,578) given that there are no small claims adjustments or Article 7 settlements. The city tax rate per thousand would be reduced from \$12.72 to \$10.64 per thousand. If the average residential assessed value is \$225,000 the city tax bill would be approximately \$2,394.00.

In closing, I would like to note that this was a typical reassessment, as far as number of grievances and informal challenges. Because of the very large residential sales trend in 2025, we saw higher than normal increases in some areas where others stayed stable. I do my best to be as transparent as possible through

this process. The sales data used was posted prior to the notices being mailed along with a copy of the letter that was sent. I posted the preliminary assessment numbers shortly after sending the notices. We have informational videos on the assessment page as well as other informational hand outs and a reassessment slideshow that was presented prior to the last reassessment. I want to thank the property owners for working with me to achieve fair and equitable assessments for all. The photos, appraisals and other helpful information provided during the informal and grievance process helps to ensure we have the most up to date information and that the assessments are accurate. If you wanted to submit a grievance for the 2026 roll year and missed the deadline, you may call for an informal hearing in the spring of 2027. If after that meeting you are still not satisfied, you are able to file a formal grievance by Grievance Day 2027 (3rd Tuesday in June) for the 2027 roll year.

Mayor Cecere wondered if there were a similar number of grievances in the last reevaluation. Assessor Rados explained that it was pretty similar, about 10%.

Mayor Cecere looked for clarification around Not-For-Profit properties, and wondered about the sale of the Garden Apartments, which were sold to a Not For Profit, with a sale price that was higher than the property's assessment. Assessor Rados explained that a 581A property is valued on actual income and expense, not market value. She explained that she doesn't have the data to support the value of the price the buyer paid for the property.

Mayor Cecere wondered what would happen if the average sale of property in the City went down. Assessor Rados explained that if there is a huge drop in the market, negative trend, and it happens over the course of years, that means the tax base is shrinking, and tax rates will go up. Mayor Cecere wondered at what point in the equalization trend brings on penalties from the State. Assessor Rados explained that is a factor the State considers when giving out aid.

Assessor Rados then addressed some follow-up questions posed after the initial questions from council were submitted.

Changes totaling \$4,644,200 were a result of stipulation agreements for 72 individuals, most of whom Assessor Rados met with. Property owners brought in appraisals and photos, and some simply had discussions with the assessor to show that their home's value wasn't accurate. There were 15 properties reviewed by the BAR with no change. Of the 34 properties the BAR decided on, lead to a total reduction of \$1,272,900 by the BAR.

Assessor Rados explained that the large-scale data errors, a lot were interior issues which the Assessor has no way of knowing without the homeowner sharing photos.

Mayor Cecere wondered what the Assessor will do differently next time with the revaluation process.

Assessor Rados explained that she follows the same procedure for every revaluation, and encouraged residents to come talk to her. She can go over comparables with them, and she explained that she legally doesn't have to share as much information as she does, and gives more than the legally required timeframe for grievances. She also puts a lot of extra data out there for residents to review. Assessor Rados explained that the informal process worked really well this year, and that she will reduce an assessment if homeowners bring forward information to substantiate a reduction.

Acting City Manager Youngs sees Council looking to correct for a change of council during a reassessment process. She is committed to making sure that communication channels exist as those changes happen moving forward.

Councilor Brennen complimented Assessor Rados, hearing from residents that they were impressed with

how responsive she was with them. Councilor Petropoulos also thanked Assessor Rados, and wondered if there could be a FAQ sheet because residents don't even know how the system works. He recommended putting one on the website. Acting City Manager Yongs explained that Assessor Rados has done a good job of pushing out information, and on the communication side, and agrees that the city can provide it in different ways, as the information exists, it's just about how to get it to the people.

b. Reassessment Phase In Process Proposal

Council deferred the reassessment phase in the process discussion to another meeting.

IX. Unfinished Business

a. Regulating the Operation of Battery and Gas Powered Alternative Motorized Vehicles

Chief Evelnad presented his proposal to add a new section to municipal law to govern e-bikes and vehicles similar to e-bikes. Last year he recommended seeing how people react to the laws in place. This proposal gives his officers tools to enforce the laws and additional penalties to avoid recidivism. He explained that at the state level there are some challenges related to enforcement and clarity. He explained that this doesn't supersede NYS V&T law. Officers will have discretion to enforce local ordinances or V&T law. He explained that NYS V&T law restricts use to ages 16 and older, but officers can't give a 15-year-old a ticket, nor does it give officers the authority to seize the equipment. This legislation allows tickets to be issued to the guardian and for impounding the vehicle and imposing a fee, a stiffer fine.

Mayor Cecere thanked the Chief for the time and effort put into this ordinance. He recommended a first reading at the August 5 City Council meeting, and a public hearing and final vote on August 18.

Councilor Gummoe shared that items that struck him in the ordinance were some inconsistencies making it not possible to ride an alternatively powered bike, while a pedal bike is allowed. He explained that he's not inclined to punish e bike riders who need the fitness and mobility issues. Chief Eveland explained that not operating on a highway over 30mph is already state law. He recommends penalties for fines, and impoundment because of the large volume of offenders fleeing police. Impounding a fleeing suspect will be at officer discretion. Councilor Gummoe then wondered about the treatment of sidewalks and park paths and whether it is being punitive to e-bike riders. Chief Eveland stressed safety and preventing injury. State law was then discussed, where it lacks guidance around where authority to impound exists. He explained that this type of ordinance is working in other areas, and he'd like to do the same for Geneva. Councilor Kaim called it a menagerie out there with scooters, e-bikes, and so many alternative vehicles out there. He believes that with enforcement things should get a lot better. Councilor Petropoulos applauded Chief Eveland's work, fully supporting it, including fines and penalties for those who have a disregard for the law and flaunt it any chance they get. He is supportive of treating e-bikes as motor vehicles. He also suggested enforcing hand signals since they don't have blinkers on them. He also applauds parents and guardians being held accountable.

X. New Business

XI. Adjournment

Action taken by Councilmember Kaim, Jr.; seconded by Councilmember Gummoe

Moved that the meeting be adjourned at 8:43pm

Motion Passed Unanimously (7-2 absent)

City Clerk