

THE GENEVA CITY COUNCIL
JOURNAL OF PROCEEDINGS
REGULAR COUNCIL MEETING

March 5, 2025– 7:00 PM
City Hall – 2nd Floor Council Room
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

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

Absent:

2. PUBLIC HEARING - Sale of City Owned Property

Mayor Valentino opened the public hearing at 7:01pm

Catherine Price shared that she's all for the sale and development. She's supportive of the developers staff has found to work with, and raised a point regarding some criticism around the Foundry proposal, noting that she falls into the affordable housing subsidy category herself. She further noted that she's experienced difficulty in hiring qualified staff due to a lack of safe apartments in the area. Ms. Price addressed concerns about home values and comments made about "concentrated poverty." She reminded everyone that Geneva thrives on tourism, and explained that hospitality and restaurant staff can live in a development like the one proposed on Jackson Street, have a safe place to live, and broaden the tax base.

Pat Schiller explained that she's glad to see Habitat for Humanity building more housing in the City, noting that it's a great opportunity.

With no one else requesting to speak, Mayor Valentino closed the public hearing at 7:04pm.

3. PROCLAMATIONS

A. Sam Nordquist

B. Woman's History Monty

4. PRESENTATION - 2024 Financial Report

Comptroller Blowers reviewed overtime in 2024, the General Fund. He also shared that sales tax and occupancy tax numbers look good for 2024. Councilor Pealer wondered how sales tax looks this year compared to projections. Comptroller Blowers explained that first quarter numbers aren't in yet, they're expected in April, discussion followed. Councilor Lavin then wondered if debt service includes water and sewer. Comptroller Blowers explained that water and sewer debt is paid for by usage on utility bills. He also noted that the Water Fund did better than projected, that metered sales were very close to projections, and that water treatment came in under budget. Discussion followed related to Town billing, and the upcoming rate study.

5. PRESENTATION - Storm Task Force Recommendations

City Manager Hendrix reviewed Storm Water Task Force Priority Areas, to include:

Priority One: Maintain our Current Systems

Ongoing Storm and Sanitary Sewer System Maintenance

Effective maintenance of storm and sanitary sewer systems is crucial for ensuring the efficient management of water flow and preventing flooding. These items have been included in previous budgets and workplans and should continue to be a priority each year with allocations of funding and time by our Department of Public Work staff and consultants.

2025 Actions: City staff will use existing resources in their current 2025 budget and capital projects to continue to remove debris in our creeks, televise, slip and line our pipes and repair any damages.

As many properties overlap our systems and creeks, City staff must receive easements prior to entering privately owned property. Director Venuti and his team regularly assess our waterways and flows.

Legislative and Financial Items: The annual allocation for the sewer infrastructure capital program is \$250,000. While doing other capital projects we also fund repairs and updates to our systems.

We have close to 200 miles of lines and the estimated cost for these services is about \$80 a foot.

Ongoing Support of the Emergency Response Trailer

In 2024, the City of Geneva purchased an Emergency Response trailer that is located at the Geneva Fire Department. Maintaining an emergency response trailer for storm events is crucial for ensuring that our emergency teams are prepared to respond efficiently and effectively when disaster strikes. A well-maintained trailer can be the difference between a rapid, organized response and a chaotic, delayed one.

2025 Actions: The Emergency Response Trailer is well stocked, staff are trained and prepared, and we continually hone our systems to respond during an emergency event. The on-going costs for restocking the trailer have been incorporated into the 2025 budget, pending the amount of events that occur.

Legislative and Financial Items: Should additional resources be needed to stock the trailer or if something were to break a budget amendment would be requested to continue to keep the trailer in operations.

Priority Two: Digitization of City Storm and Sanitary Systems and System Inspection Records

Although implementing a comprehensive mapping and digitization system may require considerable time and financial investment, we recommend exploring an internship opportunity in 2025. This would allow a student to collaborate with the Department of Public Works on GIS mapping. The costs incurred by the City would primarily involve GIS programming, which is already budgeted, along with staff time dedicated to supervising interns, intern stipends, and managing collected information.

2025 Actions: We do not have the current capacity to implement an internship program at this time but will explore it for 2026. Staff do have the resources to utilize current GIS programming to update our records as their workflow allows.

Legislative and Financial Items: Working with students through an internship program can be extremely beneficial to staff and students, however supervision and management as well as development of work plans can be time consuming.

Currently there is not a single position that provides oversight into our records and this responsibility falls to all staff that use records as part of their day-to-day responsibilities. The council may want to explore funding additional hours for a staff member to provide oversight to this project or oversight and recruitment of interns.

Priority Three: Municipal and Businesses Engagement and Collaboration for Water Retention Initiatives

Staff members should continue and expand their collaborations with other municipalities and businesses in a collaborative approach which invests in water retention strategies. This collaboration should be made a priority and at least 40 hours allocated annually by the City Manager's Office, Department of Public Works, and Planning and Economic Development Department to continue shared initiatives.

2025 Actions: City staff have made this a priority when working with our business and municipal partners on any existing or proposed development that may change storm run-off, construction over our systems, or water retention strategies. Staff have met with and have continued conversations with Ontario County Soil and Water Conservation, Cornell University, the Town of Geneva, Seneca Lake Pure Waters Association, Seneca Watershed Intermunicipal Organization, and others to ensure that we are coordinated in our efforts.

Legislative and Financial Items: There are currently no financial or legislative actions on this. Future actions could include changing ordinances related to development or working on collaborative grant applications to support joint efforts for water retention.

Priority Four: Ordinance Review and Update

The City staff and members of council should commit to a review of ordinances to ensure they are conducive to effective storm water management. This review can help mitigate flooding, improve water quality, and enhance the city's resilience to extreme weather events. Two ordinances that should be reviewed are an ordinance related to sump pumps and impervious soils, to reduce runoff.

2025 Actions: City staff will work to bring the two recommended ordinance changes to council for discussion and consideration this Spring.

Legislative and Financial Items: The two recommended strategies will be brought forth to Council for discussion and potential adoption in 2025.

Priority Five: Educational Materials & Community Engagement

Resources should be directed at updating the City's communication channels with additional information regarding storm mitigation. Resources would be needed for the creation and development of materials that can be easily pushed out by the City. Production costs are estimated at \$8,000 plus resources for staffing for creation of the materials.

Once materials are created, they can be distributed through community engagement activities city departments participate in.

2025 Actions: Draft handout materials have been created and will need to be reviewed by our legal team prior to being released. Staff will continue to release information on our social media channels and create content as time allows. Printed materials will be distributed at community events.

Legislative and Financial Items: Funding was not allocated in the 2025 budget to create or produce the items discussed in the report. We will print small quantities internally, and should we desire more print materials funding will need to be allocated.

On-Going Priority: Daylighting of Castle Creek

The task force realizes that daylighting of the creek is a long-term solution that would take many years to finalize and achieve. It is recommended that City Staff develop a plan of action for obtaining the properties that sit over castle creek with a vision of daylighting the creek. A reserve account could be developed for these purposes to show commitment to this effort.

2025 Actions: If the council would like staff to pursue this project, we would need direction from council. There may be grant opportunities for this action and in order to receive grant funding a study would need to be executed to show the need and direction.

Legislative and Financial Items: This could be very costly proposal; however, it could provide relief efforts to the challenges faced by buildings being above our creek systems. It would be important for council to discuss this effort and to see if it is something that we would like to move towards.

6. AMENDMENT TO THE AGENDA

ACTION TAKEN by Mayor Valentino; seconded by Clr. Pealer

MOVED THAT the agenda be amended to include a resolution ratifying a labor agreement with Geneva Public Works Employees Unit #7852-02
MOTION CARRIED UNANIMOUSLY

7. DISCUSSION - Requesting Information from City Staff

City Manager Hendrix explained that when Councilmembers make information requests of staff, admin resources are weighted, and legal advice is sought before fulfilling requests. Legal considerations include redaction, obligation to notify whom ever the information originated with and provided it to the City, staff capacity, and whether the request is a full council priority or the request of one councilor.

Mayor Valentino reinforced that staff has a limited capacity, and with nine councilmembers repetitive requests can be challenging. He further recalled that Council sets goals for the City Manager and staff, and explained that if council is changing directions, those goals may need to be changed as well. Mayor Valentino also explained that when Council says no to staff positions, staff are more constrained.

Councilor Petropoulos explained that he sees Code as giving Council powers of investigation, and that he needs to know that everything is on the up and up, and that council should have the right to individually request information. Councilor Lavin sees it as a "catch 22" when one councilor has an idea that won't get more interest, noting that some councils have their own staff to get information for them, along the lines of a Council Clerk. He went on to explain that with nine councilmembers too much demand is created for information, stating that the City Manager works for councilors, not the Mayor, and a small minority might be right. He further stated his support for a finance committee. Councilor Pealer referenced City Charter Section 313, "council shall have access to all records..." and takes issue with a straw vote of council being required to produce papers.

City Attorney Hou clarified that councilmembers have a right to obtain information regarding day-to-day business, and wondered how staff deals with requests from nine councilors. Attorney Hou explained that Charter chapter 13.3 is intended to authorize as a body, to investigate financial information, have a hearing, compel people to attend, and testify if Council finds grounds to investigate. Councilor Pealer countered that Home Rule Law grants council authority, explaining that he wants to see the grant review panel, and wants to know how council activate a panel that has more access to information than they do. He then lamented about grant funds being focused on Linden Ave, not all over town, and reiterated that he wants a formal investigation. Councilor Brennan acknowledged this as a big subject and he'd like to see practical solutions, for example the presiding officer making judgment calls, convening special meetings, setting goals, and determining how to move forward. Mayor Valentino explained that no single person should have that responsibility. He reminded council that staff provides lots of information quickly, and that it's important to work as a team. Discussion followed relating to the MAP grant information request.

Councilor Grimaldi explained that Councilmembers don't want to give bad information if someone asks a question, stating that council needs direct contact with staff, not a two-week process.

After discussion it was decided that once the MAP grant information is gathered, council can review in a special meeting. Discussion followed.

8. DISCUSSION - Briefing on Changes to Council Size

City Attorney Hou shared that council size begins with the Charter, noting that most councilmembers are tied to a Ward. A reduction in size would reconfigure how residents are represented. He explained that the Charter can

be changed by local law for very specific items. For bigger items, a Charter Commission via Home Rule Law should be created, and tasked with reviewing the entire Charter, including Wards. The Commission would be tasked to re-write how the City's government operates, and creates a community report. It would then go before voters. If the Charter updates are passed, then there would be a separate election for the new Wards. Mayor Valentino reminded Council that the recent Zoning update took two years, and agreed that the Charter should be reviewed, as it's been 40 or 50 years. Councilor Lavin wondered if changes to the size of council could be made by vote of Council. Attorney Hou said it can be, as there is no priority or rule in place, but he suggests a Charter Commission because changing council size or wards is about the power of the electorate. Councilor Pealer wondered if votes could be weighted. Attorney Hou explained that anything changing how residents vote, and how council gets elected, or values council votes is a Charter change.

9. SUPERVISOR UPDATE

Supervisor Kennedy shared details from the Ontario County Humane Society's 2024 Annual Report including a total of 231 completed investigations in the City of Geneva, the highest in the County. He shared details of the County Infrastructure program, noting that the City of Geneva has an application in for this grant funding. Supervisor Kennedy also shared a Housing Task Force update, noting that 62% of Ontario County workers reside within the County. This shows an acute need for housing, schools, and healthcare for workers with modest incomes. He explained the interplay between jobs and housing, and the need for zoning to allow for higher density housing in the western part of the County, to include mixed use and rent to own housing closer to roadways, to incentivize employees.

Supervisor Kennedy shared that the City Manager, Mayor, County Supervisors and County Administrator met in February, and will continue to meet quarterly. Additionally, Supervisor Kennedy attended Government Ops and Insurance, Health and Human Services, and Public Safety standing committee meetings. Highlights include incarcerated individuals graduating from the Jail Therapy Program, and lots of intermunicipal cooperation in the Ovid fire.

Councilor Pealer thanked Supervisor Kennedy for the information and wondered if the job market report is on the County's website. Supervisor Kennedy will share the link to that information, which is on the County website.

Mayor Valentino complimented Director West on bringing economic development and housing strategies to the City, noting that feedback from the Housing Task Force on the City's efforts has been very positive.

10. CONSIDERATION OF MEETING MINUTES

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

MOVED THAT the minutes of the January 30, 2025, February 5, 2025 and February 12, 2025

Council Meeting be approved

MOTION CARRIED UNANIMOUSLY

11. PUBLIC COMMENT

Amaris Elliott-Engel spoke on behalf of the Police Budget Advisory Board, along with Elyse Napa. She offered a preview of a presentation planned for the April Council meeting. In January the board passes a resolution to add a Mental Health professional, and two vacant police officer positions. Ms. Elliot-Engel explained that the recommended mental health professional position will take some time to study, and she hopes that Council wants to invest in the concept now. She explained that this staff member could respond to domestics and substance abuse calls with a different skill set than officers trained to respond to crimes. It was noted that call were up by 200 year over year, and explained that overtime and officer burnout are concerns, noting that officers want a better work-life balance.

Catherine Price, Executive Director of Geneva BID shared that the Winter Arts Festival was a huge success, drawing 22 filmmakers, their families, and friends from out of town for three days to Geneva. The festival drew 300 attendees. About 250 people attended the Art Walk that same weekend. Visitor spend data generated by BID's new software should be available in about two weeks. Ms. Price also shared that BID was awarded a grant for Paddle Fest event coming up in July.

Steven Kelley of Ward 3 shared that he will be speaking on equity and inclusion. He's heartened by Council's and the City's commitment to equity and inclusion, urging them to keep the energy up. He sees Geneva as a City that protects it's own no matter who they are, with open discussion to facilitate growth. He raised concerns about the removal of federal funding supports impacting the poorest communities, and a host of other concerns. He sends a message that all are welcome here and supported during these troubling times.

Craig Talmage, Chair of the LDC, opened by offering Council gratitude for a fiscal re-set, and emphasis on economic development. He reminded them to remember their economic development engines including the IDA, LDC, and BID; recalling an occasion when City owned property was donated to the LDC, who renovated and re-sold, hoping to have the opportunity again. Mr. Talmage recognized the neighborhood cares program, and thanked Council for their support. He further thanked Council for staffing the City with talented people. Mr. Talmage, as a member of the MAP committee acknowledged Councilor Petropoulos' notions of oversight and curiosity around the MAP Grant Program Selection Committee, suggesting careful language when inquiring, to remain inclusive and welcoming, and encouraged working together, rather than working in silos. He encouraged everyone to work together to further the cause of economic development in the City.

Kathryn Slining-Haynes, Ward 1 resident shared that she's surprised that \$75,000 was budgeted for a Comprehensive Plan update, and wondered what the process will look like. She wondered when the public can become involved. She recalled recent conversation suggesting development at the Lakefront, recalling several efforts in the recent past that faced significant public pushback. She wondered why Council is focusing on developing what is currently a public resource, rather than focusing on derelict properties downtown. She wondered what the purpose is of bringing in more tourists when these properties are allowed to drag down the City. She complemented the City's Planner, and City's work on economic development.

Larry Campbell noted that many residents and tourists visit the lakefront and wondered how many more people would visit if there was a marina there as well. Mr. Campbell also commented that sidewalks are a disaster with ice and snow. He explained that he's faced danger walking in the streets due to unsafe sidewalks. Mr. Campbell suggested hiring someone to walk the neighborhoods and send out violation letters, and collect fines, making sidewalks safer.

Councilor Petropoulos read comments from Ward 5 resident Mark Gramling to include opposition of the Foundry site development. Mr. Gramling is opposed to high density housing suggesting that it will be detrimental to the character, safety, and quality of life in the neighborhood. He suggests a focus on home ownership and proposes a mixed-use development with small homes at the back of the property, a park, off street parking, solar panels and fountains. He further raised concerns about the area not being designed for traffic. Mr. Gramling shared that residents feel excluded, like their concerns aren't being addressed, and asks the City to reconsider this plan.

12. CITY MANAGER REPORT

City Manager Hendrix presented the following report:

Goal 1: Ensure Fiscal and Organizational Stewardship of City Resources
City Staff Vacancies

The two cost savings vacancies that are currently in place as part of the 2025 budget process are a police officer and sergeant vacancy. To assist in reducing the total 2025 budget a rolling vacancy of at least two positions must be kept until ~\$200,000 of cost savings is achieved.

Celebrating our Employees

We welcomed a new Heavy Equipment Operator at the Department of Public Works. Brenden Dauber joined the team on February 24, 2025.

Officer Jenn Lowry, who currently serves as one of our two School Resource Officers, graduated the DARE officer training program.

Department of Public Works employee Nick Sharman just completed his CDL B training and will soon move to a Motor Equipment Operator. This is the fourth successful completion of the CDL B training as part of our Laborer to Motor Equipment Operator program. This program has increased our ability to recruit members to our Public Works team.

We will be welcoming two new Police Officers who will begin their academy journey with the Police Department on Monday, March 10. Brandon Vanacore and Francesca Clements will take their oaths of office on Friday, March 7 as they prepare for academy.

Hiring for Seasonal Labor

We are hiring seasonal laborers and recreation attendants. Please spread the word about these temporary positions at the Department of Public Works and Recreation Center. Applications are now open: <https://ontario-portal.mycivilservice.com/>

Budget 2026

The Comptroller and I officially began the 2026 budget process. We will be adding additional meetings and information sessions to this process to ensure council and community members have as much information as possible to better understand city budgeting and to make informed decisions. We will kick off this process with a special council work session on the budget process on Monday, March 24, 2025.

Exemption Reminder for Homeowners

The deadline to file exemptions either new or renewal for low-income seniors is May 1st.

New STAR Enhanced applications must be filed by May 1st. If you have been receiving the STAR Enhanced exemption there is no need to reapply. If you are a veteran and are not receiving the exemption, please apply with a copy of your DD214 by May 1st. If you have questions on any exemptions, please reach out to the Assessor prior to May 1st by calling 315-484-0313 or 315-828-6552. The assessment office public hours are Monday, Tuesday and Thursday 8:30-4pm. Other times are available by appointment, please call ahead.

Goal 2: Promote Economic Development within the City

2025 Special Event Applications

2025 Special Event Applications are now open. If any organization is planning to host an event at the Lakefront, Recreation Complex, or other City venue they can work with our Special Events Coordinator Liz Toner (etoner@geneva.ny.us).

The following have been considered City Sponsored Events

- Martin Luther King Day Jr. March
- Earth Day Event (Mission Zero) @ Rec Center
- Memorial Day Parade
- The Annual Firefighter's Parade

- Summer Concert Series at the Lakefront
- Touch-A-Truck
- Halloween Costume Parade
- The Mayor's Tree Lighting
- All Neighborhood Events such as the Annual Pumpkin Roll, Etc.
- School graduations, parades, etc.

Goal 3: Increase and Sustain Intergovernmental Relations with City Partners

Resource Recovery Park Launch

The Department of Public Works as well as the City Clerk are continuing to work with the Town to coordinate the opening of the City Resource Recovery Park on Doran Avenue. The park will be able to expand hours of operations and to take recycling and waste in addition to the food scraps and debris that are currently allowed. Our goal is to launch the opening of this facility at the Mission Zero event on April 26. Mailers will be sent to all residents to announce the program.

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

Community Conversations

We will kick off community conversations with the City Manager and a Department Head each month on March 12 at 3:45pm. These conversations will occur on a monthly basis at various locations and times around the City. These conversational meetings offer opportunities for members of the public to ask questions of the public servants that serve the city. Community members can drop in at any time during the session.

CGI Digital Partnership

The City will be partnering with CGI Digital to produce videos highlighting what the City of Geneva has to offer for residents, visitors, and businesses. In the coming weeks CGI will be reaching out to our local partners to discuss ways they can also partner with CGI.

Goal 5: Enhance the Quality of Life for City Residents

Fire Department Annual Meeting

The Fire Department held their annual meeting on 2/18/2025.

This year was the first year that awards were provided in the honor of previous chiefs.

- Chief Kevin Powers Lifetime Achievement Award: Micheal McCormack
- Chief Bruce Moore Spirit of Kindness Award: Gary Baxter
- Chief Ralph DeBolt Standards & Excellence Award: Robert Patnesky
- Chief Carlton Naegele Officer of the Year Award: John Wright Jr.
- Chief Louis McGuigan Firefighter of the Year Award: Brandon Wayne

Avian Influenza

There has been continued reports about deceased waterfowl along the lakefront and throughout the City. DPW team members work to safely remove and properly dispose of any birds found on city property. Each bird is documented to NYSDEC. We have been in contact with NYSDEC throughout the past several weeks and while they are very aware of the situation, the DEC will not manage the local situation or test each bird.

Water and Sewer Fee & Rate Study

Request for Proposals were posted on February 26 for the Water and Sewer Fee and Rate Study, proposals are due on March 13, 2025. We plan to have an initial framework completed in July so this can tie into the water and sewer fund budget discussions.

13. ORDINANCE – Second Reading of an Ordinance Amending Chapter 335 “Vehicles & Traffic” of the City of Geneva Municipal Code

Director Venuti presented the following Ordinance for a second reading:

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

WHEREAS, the current section 335-17, entitled “Parking, standing and stopping restrictions” Indicates the following:

High Street

On the north side: No parking between Pulteney Street and Elmwood Place.

North Street, East

On the north side: No parking or standing from the east curbline of Exchange Street for a distance of 210 feet easterly.

On the south side: No parking between Wadsworth Street and a point 150 feet east of the Marsh Creek Bridge

Wadsworth Street, North

On the east side: There are currently no restrictions.

Washington Street

On the north side: No parking from the west curbline of Nursery Avenue to a point opposite the west curbline of Copeland Avenue

On the south side: No parking from the east curbline of Copeland Avenue to a point 60 feet easterly therefrom.

WHEREAS, the City Director of Public Works recommends that amended no parking distances be established in these areas.

NOW THEREFORE IT IS ORDAINED, as follows:

Section 335-17 of the Geneva City Code, entitled “Parking, standing and stopping restrictions.” be and the same is hereby amended to include the following:

High Street

On the north side: No parking between Pulteney Street to a point opposite the west curbline of Grove Street.

North Street, East

On the north side: No parking or standing from the east curbline of Exchange Street for a distance of 500 feet easterly.

On the south side: No parking or standing from the east curbline of Exchange Street for a distance of 500 feet easterly.

Wadsworth Street, North

On the east side: No parking from the north curbline of East North Street to a point 45 feet northerly.

Washington Street

On the north side: No parking from a point opposite the west curbline of Copeland Avenue 200 feet easterly.

On the south side: No parking from the east curbline of Copeland Avenue to a point 175 feet easterly.

Councilor Morocco raised a question about sign placement where sidewalks go right to the curb on East North St. Director Venuti explained that staff will install a sleeve or surface mount signs in that area, and may look at striping on the road.

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

14. RESOLUTION – Classifying Capital Improvement Projects as SEQRA Type II Actions

Comptroller Blowers presented the following resolution:

WHEREAS, the City of Geneva intends to bond for multiple 2025 capital improvement projects, and;

WHEREAS, the City Council of the City of Geneva has expressed its interest and intention to undertake an environmental assessment of the proposed adoption under the auspices of the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the City Council will make a determination on the following projects:

- (a) Cellular Water Meters
- (b) Middle Street Bridge Replacement
- (c) Clinton, Cherry & Elmwood Reconstruction – Phase 1
- (d) Wastewater Treatment Plant Clarifier Upgrade
- (e) Pulteney Street Sewer Upgrades – Phase 1
- (f) Lakefront Improvements - Marina
- (g) Sewer Infrastructure Maintenance Program

WHEREAS, the City Council has determined that the proposed projects can be defined under the following examples for a Type II Action in the State of New York, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 CRR-NY 617.5 NY-CRR): maintenance or repair involving no substantial changes in an existing structure or facility (617.5(c)(1)); replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part (617.5(c)(2)); re-paving of existing highways not involving the addition of new travel lanes (617.5(c)(4)); " street openings and right-of-way openings for the purpose of repair or maintenance of existing utility facilities (617.5(c)(5)); and the purchase or sale of furnishings or equipment under SEQRA, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 CRR-NY 617.5 NY-CRR).

WHEREAS, the City Council has determined that the proposed projects qualify as Type II Actions under SEQRA as defined in 6 CRR-NY 617.5 NY-CRR.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York that the proposed projects are classified as Type II Actions pursuant to SEQRA and need no review.

ACTION TAKEN by Clr. Grimaldi; seconded by Clr. Gillotte
MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

15. RESOLUTION – Authorizing the Issuance of Bonds for Public Improvements

Comptroller Blowers presented the following resolution as amended:

WHEREAS, the City Council of the City of Geneva (the “**City Council**”) has determined to undertake the construction or reconstruction of or addition to various city streets, sewer infrastructures, waste water equipment, lakefront structures and the upgrade of communication and radio systems, as further described herein and to appropriate funds for such specific object or purpose and to make certain determinations in connection with such specific object or purpose; and

WHEREAS, all other conditions precedent to the financing of each of the specific object or purpose hereinafter described, have been performed and no other action need be taken by the City Council as a pre-condition to the adoption of this resolution; and

WHEREAS, the City Council now wishes to appropriate funds for the foregoing specific object and purpose and to authorize the issuance of the City’s bonds and bond anticipation notes to be issued to finance said appropriation.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK HEREBY RESOLVES (by the affirmative vote of not less than two-thirds of all the members of such body), AS FOLLOWS:

SECTION 1(a). The purchase, installation, or replacement of a cellular water meters throughout the City is hereby authorized at a maximum estimated cost not to exceed \$1,250,000.

SECTION 1(b). It is hereby determined that the plan of finance of the specific object or purpose described in section 1(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$1,250,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such specific objects or purpose, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned specific object or purpose is twenty (20) years pursuant to subdivision 30. of Section 11.00(a) of the Local Finance Law.

SECTION 2(a). The construction or reconstruction of a certain bridge located at Middle Street in the City is hereby authorized at a maximum estimated cost not to exceed \$1,267,000.

SECTION 2(b). It is hereby determined that the plan of finance of the specific object or purpose described in section 3(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$1,267,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any

source to fund such specific object or purpose, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned specific object or purpose is twenty (20) years pursuant to subdivision 10. of Section 11.00(a) of the Local Finance Law.

SECTION 3(a). The construction, reconstruction, widening, or resurfacing of roads and streets throughout the City, including Clinton, Cherry, and Elmwood Streets, including sidewalks, curbs, gutters, drainage, landscaping, grading or improving the rights of way, including the improvements in connection therewith, and including resurfacing with a rigid base pavement with sheet asphalt wearing surface is hereby authorized at a maximum estimated cost not to exceed \$1,500,000.

SECTION 3(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 3(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$1,500,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is fifteen (15) years pursuant to subdivision 20(d). of Section 11.00(a) of the Local Finance Law.

SECTION 4(a). The replacement of equipment, machinery, or apparatuses in or around sewage treatment plants in the City, including the upgrade of a clarifier, is hereby authorized at a maximum estimated cost not to exceed \$300,000.

SECTION 4(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 4(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$300,000 and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is thirty (30) years pursuant to subdivision 4. of Section 11.00(a) of the Local Finance Law.

SECTION 5(a). The preparation pursuant to Section 99(d) of the general municipal law of surveys and design plans of capital improvements, specifically in relation to storm sewers on Pulteney Street from Hamilton to Castle, which are contemplated to be undertaken in the future are hereby authorized at a maximum estimated cost not to exceed \$400,000.

SECTION 5(b). It is hereby determined that the plan of finance of the specific object or purpose described in section 8(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$400,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon

as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such specific object or purpose, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned specific object or purpose is five (5) years pursuant to subdivision 62(a). of Section 11.00(a) of the Local Finance Law.

SECTION 6(a). The acquisition, construction, or reconstruction of, or additions to docks, piers, and wharves, is hereby authorized at a maximum estimated cost not to exceed \$2,725,000.

SECTION 6(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 6(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$2,725,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is twenty (20) years pursuant to subdivision 7. of Section 11.00(a) of the Local Finance Law.

SECTION 7(a). The acquisition, construction, or reconstruction of, or additions to sewer systems throughout the City is hereby authorized at maximum cost not to exceed \$250,000.

SECTION 7(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 7(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$250,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is forty (40) years pursuant to subdivision 4. of Section 11.00(a) of the Local Finance Law.

SECTION 8. Subject to the provisions of this resolution and of the Local Finance Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of bond anticipation notes of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the City Comptroller (the "**City Comptroller**"), as chief fiscal officer of the City. Such notes will be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by the City Comptroller, consistent with the provisions of the Local Finance law.

SECTION 9. Except as otherwise provided herein, all other matters relating to such bonds, including the determination of whether to issue such bonds having substantially level or declining annual debt service and

all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by the facsimile signature of the City Comptroller, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, will be determined by the City Comptroller. It is hereby determined that it is to the financial advantage of the City not to impose and collect from registered owners of such serial bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph (c) of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the City Comptroller may determine.

SECTION 10. All other matters except as provided herein relating to the serial bonds herein authorized including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, ability to sell to the New York State Environmental Facilities Corporation, and also the ability to issue serial bonds with substantially level or declining annual debt service, shall be determined by the City Comptroller. Such bonds will contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the City Comptroller shall determine consistent with the provisions of the Local Finance Law. The City Comptroller is hereby further authorized, at his or her sole discretion, to execute a project finance agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the objects or purposes described in Sections 1, 4 and 7 hereof, or a portion thereof, by a bond, or note issue of said City in the event of the sale of same to the New York State Environmental Facilities Corporation. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the City Comptroller. Such notes shall be of such terms, form and contents as may be prescribed by said City Comptroller consistent with the provisions of the Local Finance Law.

SECTION 11. The bonds, or bond anticipation notes issued in advance thereof, authorized hereby will be in fully registered form and be signed in the name of the City of Geneva, Ontario County, New York, by the manual or facsimile signature of the City Comptroller, and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the City Clerk.

SECTION 12. The faith and credit of said City of Geneva, Ontario County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said City a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

SECTION 13. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein. The temporary use of available funds of the City, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in this resolution.

SECTION 14. The City Comptroller is further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchaser of the bonds or notes in compliance with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 15. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds may be contested only if:

(a) such obligations are authorized for an object or purpose for which the City is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the Constitution.

SECTION 16. This resolution shall take effect immediately and the City Clerk is hereby authorized and directed to publish the foregoing resolution, or a summary thereof, together with a notice attached in substantially the form as prescribed in Section 81.00 of the Law, in the official newspaper(s) of the City (a) for such publication, and (b) for the publication of the notice of sale in connection with any bonds or other obligations issued pursuant to this resolution.

Comptroller Blowers explained that the resolution was amended to change the dollar amounts related to the Marina Project, which was originally in the budget. The amendment accommodates costs related to the hybrid project that will only extend the pier, preferred by City Council. Councilor Lavin wondered if this signals the end of the marina project. Comptroller Blowers clarified that the project will now consist of an extension and restoration of Long Pier. City Manager Hendrix added that the project will also provide additional amenities for fishing, kayaking and accessibility.

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

MOVED THAT this resolution be approved as amended

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

 Nay - Clr. Grimaldi

MOTION CARRIED (8-1)

16. ORDINANCE – First Reading of an Ordinance Amending Section 327-2, Appointment of Members of the Shade Tree Committee

City Manager Hendrix presented the first reading of this Ordinance:

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

WHEREAS, City of Geneva City Code Chapter 327 established a Shade Tree Committee in order to advise City Council regarding the care, preservation, planting and removal of trees in city parks and other public areas; and

WHEREAS, City Code Section 327-2 provides that members of the Shade Tree Committee are appointed by the City Manager and approved by the City Council; and

WHEREAS, City Council desires to amend Section 327-2 to provide for members of the Shade Tree Committee to be nominated by the City Manager and appointed by City Council;

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Geneva, that:

Section 1. Amendment.

City Code Section 327-2, entitled "Creation and establishment of Shade Tree Committee" is hereby amended as follows:

The second sentence of Section 327-2 shall be replaced in its entirety and shall henceforth read:

The Committee shall consist of six to nine members, nominated by the City Manager and appointed by the City Council.

The remainder of Section 327-2 not amended as provided herein shall remain in effect.

Section 2. Validity and Severability.

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

Section 3. Inconsistency.

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

Section 3. Effective Date.

This ordinance shall be effective thirty (30) days following its enactment.

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

MOVED THAT the first reading of this Ordinance be approved

MOTION CARRIED UNANIMOUSLY

17. **RESOLUTION** – Setting a Public Hearing to Amend Cit Code Section 327.2, Appointment of Members of the Shade Tree Committee

City Manager Hendrix presented the following resolution:

WHEREAS, City of Geneva City Code Chapter 327 established a Shade Tree Committee in order to advise City Council regarding the care, preservation, planting and removal of trees in city parks and other public areas; and

WHEREAS, City Code Section 327-2 provides that members of the Shade Tree Committee are appointed by the City Manager and approved by the City Council; and

WHEREAS, City Council desires to amend Section 327-2 to provide for members of the Shade Tree Committee to be nominated by the City Manager and appointed by City Council; and a proposed ordinance to amend Section 327-2 is hereby introduced and is on file with the City Clerk's Office for public review;

NOW, THEREFORE BE IT RESOLVED that a public hearing be held at City Hall on April 2, 2025 at 7:00 p.m., and that notice of the same be published in accordance with the law.

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

18. RESOLUTION - Sale of Surplus Real Estate Parcel Number 104.8-1-34

Director West presented the following resolution:

WHEREAS, the City of Geneva has identified surplus real estate that is not serving a city goal, and
WHEREAS, the City of Geneva's adopted policy for Purchasing Geneva City-Owned Real Property calls for quarterly review of offers for city property by the Property Acquisition and Disposition Committee; and
WHEREAS, the Property Acquisition and Disposition Committee did meet on Feb. 3, 2025 to review offers received; and
WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with offers on Parcel Number 104.8-1-34 from Home Leasing, Middle & Hallenbeck from Cook Properties, and Crystal St. from Habitat for humanity of Greater Rochester; and
WHEREAS, the City of Geneva did hold a public hearing on the sale of Parcel Number 104.8-1-34 to Home Leasing on March 5, 2025; and
WHEREAS, Home Leasing did propose a sale price of \$70,000 due at closing with a non-refundable \$2,500 deposit due at the start of the due-diligence period good for one year with the option to extend that due-diligence period for an additional year with additional non-refundable \$2,500 deposits for each year up to 3 years; and
WHEREAS, entering into this contract and due-diligence period is a Type II (27) action under SEQR and further environmental review will be required once a design is proposed; and
WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and
NOW THEREFORE BE IT RESOLVED that the City Council authorizes the City Manager to take all necessary action to enter into a contract for the sale of Parcel Number 104.8-1-34 to the Home Leasing team in accordance with the offer presented by Home Leasing. The City Manager is authorized to negotiate in the best interest of the City all details of sale not specified in the offer letter. Final closing on the sale will be subject to coordinated SEQR with the City of Geneva Planning Board once project details are complete and on approval of the proposed housing project and all necessary financing. Sale will be contingent on that project moving forward within a reasonable time frame and ownership will revert to the City if construction is not completed within 3 years of closing.

Director West explained that Home Leasing is a well-respected company, better than any other developer in New York. He shared that they will hold community meetings, engage the Planning Board, and perform environmental review.

Councilor Gillotte wondered how much control the City will have over what happens with the site. Director West explained that the project is allowed per current zoning, and that the City will have control over the process at the Planning Board, during site plan review. He clarified that Home Leasing will have rights to develop as the property owner. Councilor Grimaldi explained that he likes the developer, but a week isn't enough time to make a decision. Councilor Petropoulos explained that he's all for affordable housing, but neighbors shot it down. He wondered if single family homes are allowed on the site, and if the developer would consider a two story building.

Director West clarified that there is no planned building design at this time. Councilor Pealer recalled that the developer wants to build 60 units that will be income capped, a limiting factor with exclusivity to it. He raised concerns about the long term health of the community, explaining that having a single family home adds to his wealth, and that over half of the single family homes in the City are not owner occupied. He further explained that he'd like to see upward mobility opportunities rather than allowing people of great wealth to vacation in single family homes, and putting residents in rentals. Councilor Moracco shared that he's not opposed to the project, but raised concerns about parking and the area becoming congested. Councilor Lavin explained that the City has to develop to improve its tax base, and noted that this is a gold standard company wanting to develop here in the City. He further explained that economics won't work if council stays in the past, noting that the Town is doing a better job than the City developing. Councilor Brennan shared that he is all for the project, and believes the parking numbers make sense and that the limits are necessary for the project. He considers this project a win for the City. Councilor Whitfield shared that it's disheartening that council mentions housing when people are struggling to find housing, noting that minority and lower income people are being pushed to the outskirts. He reminded council that economic development is creating jobs in the City, and workers need affordable housing as well.

Mayor Valentino complemented the community outreach, and is looking forward to affordable housing for people downtown, noting that many existing apartments are in bad shape, with landlords taking advantage of residents and not taking care of properties, citing this as an opportunity to change the momentum. Director West explained that the annual income range for the project is \$33,950-\$58,200, and that the annual median income for the existing neighborhood is right in the middle of that range. Councilor Petropoulos explained that neighbors' own homes, and he's fine with middle income, but its insulting that his constituents have no say. Councilor Whitfield reiterated low incomes being between \$30,000-\$60,000 annually, and raised concerns about certain comments made. Councilor Pealer then mentioned that he wants to see property sold, as mixed use high density, while this is a single use project. Councilor Morocco raised concerns about traffic and parking. Councilor Grimaldi reiterated that he'd like more information, and likes the project.

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

MOVED THAT this resolution be approved

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Grimaldi; and defeated by a vote

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

Nay - Clr. Moracco, Clr. Petropoulos, Clr. Grimaldi

MOTION CARRIED (6-3)

19. RESOLUTION – Sale of Surplus Real Estate Parcel Number 104.8-3-23, Middle & Hallenbeck

Director West presented the following resolution:

WHEREAS, the City of Geneva has identified surplus real estate that is not serving a city goal, and
WHEREAS, the City of Geneva's adopted policy for Purchasing Geneva City-Owned Real Property calls for quarterly review of offers for city property by the Property Acquisition and Disposition Committee; and
WHEREAS, the Property Acquisition and Disposition Committee did meet on Feb. 3, 2025 to review offers received; and

WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with offers on 23 Jackson St. from Home Leasing, Middle & Hallenbeck from Cook Properties, and Crystal St. from Habitat for humanity of Greater Rochester; and

WHEREAS, the City of Geneva did hold a public hearing on the sale of, parcel number 104.8-3-23 at Middle & Hallenbeck to Cook Properties on March 5, 2025; and

WHEREAS, Cook Properties did propose a sale price of \$10,000; and

WHEREAS, entering into this contract and due-diligence period is a Type II (27) action under SEQR and further environmental review will be required once a design is proposed; and

WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and

NOW THEREFORE BE IT RESOLVED that the City Council authorizes the City Manager to take all necessary action to enter into a contract for the sale of parcel number 104.8-3-23 at Middle & Hallenbeck to the Cook Properties team in accordance with the offer presented by Cook Properties. The City Manager is authorized to negotiate in the best interest of the City all details of sale not specified in the offer letter. Final closing on the sale will be subject to coordinated SEQR with the City of Geneva Planning Board once project details are complete and on approval of the proposed housing project and all necessary financing. Sale will be contingent on that project moving forward within a reasonable time frame and ownership will revert to the City if construction is not completed within 3 years of closing.

Director West explained that this parcel will be subdivided into four lots, for single family homes, and that the project can move quickly after closing, and are subject to Planning Board review for subdivision.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

20. RESOLUTION – Sale of Surplus Real Estate Parcel Numbers 90.84-1-45 through -50 on Crystal St.

Director West presented the following resolution:

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

WHEREAS, the City of Geneva's adopted policy for Purchasing Geneva City-Owned Real Property calls for quarterly review of offers for city property by the Property Acquisition and Disposition Committee; and

WHEREAS, the Property Acquisition and Disposition Committee did meet on Feb. 3, 2025 to review offers received; and

WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with offers on 23 Jackson St. from Home Leasing, Middle & Hallenbeck from Cook Properties, and Crystal St. from Habitat for humanity of Greater Rochester; and

WHEREAS, the City of Geneva did hold a public hearing on the sale of, parcel numbers 90.84-1-45 through -50 to Greater Rochester Habitat for Humanity on March 5, 2025; and

WHEREAS, Greater Rochester Habitat for Humanity did propose a sale price of \$4,000; and

WHEREAS, entering into this contract and due-diligence period is a Type II (27) action under SEQR and further environmental review will be required once a design is proposed; and

WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and

NOW THEREFORE BE IT RESOLVED that the City Council authorizes the City Manager to take all necessary action to enter into a contract for the sale of parcel numbers 90.84-1-45, 90.84-1-46, 90.84-1-47, 90.84-1-48, 90.84-1-49, 90.84-1-50 on Crystal St. to the Greater Rochester Habitat for Humanity team in accordance with the offer presented by Greater Rochester Habitat for Humanity. The City Manager is authorized to negotiate in the best interest of the City all details of sale not specified in the offer letter. Final closing on the sale will be subject to coordinated SEQR with the City of Geneva Planning Board once project details are complete and on approval

of the proposed housing project. Sale will be contingent on that project moving forward within a reasonable time frame and ownership will revert to the City if construction is not completed within 3 years of closing.

Director West explained that these vacant parcels will be purchased by Habitat for Humanity, to construct eight single family homes. Councilor Pealer asked if there will be PILOT's or if they will be assessed and taxed at the assessed value. Director West clarified that the homes will be taxed at assessed value. Councilor Grimaldi explained that Habitat for Humanity holds the mortgages, at little or no interest, building above the quality of a basic builder. Councilor Petropoulos shared his support, noting that Habitat are good folks.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

21. RESOLUTION – Conferring Preferred Developer Status for the OEO Site

Director West presented the following resolution:

WHEREAS, the City of Geneva did publish an RFQ for the 595 S. Exchange St. also known as the OEO Site, parcel number 104.12-2-23.11, and

WHEREAS, the City of Geneva's received a response from the Taylor the Builders, Pivotal, Greenleaf Builders, and Hunt E/A/S, hereafter "The Team"; and

WHEREAS, the Geneva City Council did meet with The Team on Feb. 25, 2025 and hear a presentation on The Team's qualifications and plans for working with the City; and

WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with The Team as the Preferred Developer; and

WHEREAS, entering into this contract to confer Preferred Developer status is a Type II (27) action under SEQR and further environmental review will be required once a design is proposed; and

WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and

NOW THEREFORE BE IT RESOLVED that the City Council authorizes the City Manager to take all necessary action to enter into a contract with The Team to confer Preferred Developer Status starting a working relationship with the City. Preferred Developer Status will include agreement that the City will not sell parcel number 104.12-2-23.11, 595 S. Exchange St. to any other developer while working in good faith with the preferred developer and will set in place a series of expectations leading up to a future agreement to convey the property for redevelopment. The City Manager is hereby authorized to negotiate specific terms of the Preferred Developer contract in the best interest of the City starting with a 2-year term with an option to extend for up to 2 more years.

Director West reminded Council that this project comes from an RFQ, with a development team that will work with the City. The City will work with the developer group on a deal structure.

Councilor Moracco wondered what initial City costs will be. Director West explained that there will be legal fees to set up the project. City Manager Hendrix added that staff time will be a big resource. Councilor Lavin shared that he's impressed with the group of developers. Councilor Petropoulos added that this is the perfect place for these units, that it will aesthetically fit in. Councilor Grimaldi wondered if we get part way through and it looks bad, can the City pull the plug? Director West explained that there is a two year option to buy with a two year extension, and that the developer will have to follow all requirements in current zoning. He further explained that the City retains ownership until the project is complete. The developer will do what the City wants, the project is financially feasible, there is a reasonable profit, and the City will get as much of what it wants as it can.

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

22. RESOLUTION – Authorizing Appointment of City Attorney

City Manager Hendrix presented the following resolution:

WHEREAS, the City of Geneva is under contract for legal services with Boylan Code, LLP, David Hou, Esq., as City Attorney, through December 31, 2026; and
WHEREAS, Mr. Hou has advised that he and his colleagues at Boylan Code will be joining their practices with the law firm Bond Schoeneck & King, PLLC as of March 1, 2025, and that Bond Schoeneck & King will continue to honor the terms of the City's engagement with Boylan Code; and
WHEREAS, City Council desires to continue with Mr. Hou as City Attorney at Bond Schoeneck & King;
NOW, THEREFORE, it is hereby resolved that Bond Schoeneck & King, PLLC, David Hou, Esq., is hereby appointed to continue as City Attorney under the same terms of engagement previously agreed to with Boylan Code, LLP, and that the Mayor is hereby authorized to execute any documents and agreements necessary to effectuate this appointment.

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

23. RESOLUTION – Adopting Use of Public Funds for Employee Reward and Recognition

City Manager Hendrix presented the following resolution:

WHEREAS, the best practice for government operations is to have standard operating procedures and policies, and
WHEREAS, many city practices which follow state and federal operations currently occur throughout the organization, and
WHEREAS, Council approval is required for new policies or for changes to existing policy language, and
WHEREAS, the policy detailed below has been crafted by the respective responsible departments and further offered for review by City department heads and leaders of all collective bargaining units to standardize this policy, now therefore be it
RESOLVED Policy 01-2025 Use of Public Funds for Employee Reward and Recognition is hereby adopted by the Geneva City Council and shall be added to a City Administrative Policy Manual.

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

24. RESOLUTION – Setting a Public Hearing for the CDBG Application Supporting Heglovich LLC DBA For Bitter For Worse

Director West presented the following resolution:

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

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

WHEREAS, applications include submission on behalf of Heglovich LLC (DBA For Bitter For Worse) for assistance in establishing a facility for the production of nonalcoholic cocktails at the Cornell Agriculture Technology Park (Tech Farm) in the City of Geneva; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Geneva City Council establishes a public hearing for April 2, 2025 at 7:00 p.m. to hear public feedback on the intent to apply to New York State for funding under the federal Community Development Block Grant Program in 2025 Heglovich LLC (DBA For Bitter For Worse) and additional program activities

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

25. RESOLUTION – Ratifying Labor Agreement with Geneva Public Works Employees Unit #7852-02 (Laborers)

City Manager Hendrix presented the following resolution:

WHEREAS, the collective bargaining teams for the City of Geneva and Geneva Public Works Employees Unit #7852-02 (Laborers) have concluded negotiations for a successor collective bargaining agreement covering the period of January 1, 2024 through December 31, 2027; and

WHEREAS the City Manager is now recommending that the City Council adopt a four (4) year contract with the Geneva Public Works Employees Unit #7852-02 (Laborers), the following are the areas of proposed modifications:

- Agreement
- Article II: Union Security
- Article V: Seniority
- Article VIII: Transfer and Filling Vacancies
- Article XI: Paid Leaves of Absence
- Article XIII: Sick Leave
- Article XIV: Retirement Benefits
- Article XV: Health Insurance
- Article XVI: Holiday Provisions
- Article XVII: Vacations
- Article XIX: Wages
- Article XX: General Provisions
- Article XXII: Grievance Procedures\
- Article XXX: Time Schedule for Negotiations

NOW, THEREFORE, BE IT RESOLVED, that this City Council hereby ratifies said agreement and authorizes the expenditure on the necessary funds therefor; and be it further

RESOLVED, that the City Manager be and hereby is authorized to execute the said agreement on behalf of the City of Geneva.

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

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

26. BOARD AND COMMISSION APPOINTMENTS

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

MOVED THAT Steven Salmon be appointed to the Zoning Board of Appeals

MOTION CARRIED UNANIMOUSLY

27. MAYOR AND COUNCIL REPORTS

Councilor Whitfield recalled that the new proposed affordable housing will benefit working people we need in the City including teachers, nurses and retail workers. He explained that these housing opportunities aren't about attracting poverty, rather giving people who live here a stable home. With stable housing these residents will be more likely to find and keep jobs. Councilor Whitfield also explained that economic revitalization isn't just about brining in wealthy residents, rather it's also creating a city where everyone has an opportunity to succeed. He noted that workforce housing and investing in well planned developments will help to stabilize families. He encouraged everyone to base policies on facts and solutions, not fear and bias. Councilor Whitfield shared that ice season is wrapping up at the Rec Complex, there is a NCAA tournament there this weekend as well. Soccer sign ups will be live soon, and there will be an easter egg hunt as well.

Councilor Morocco thanked Director Venuti for looking at blind corners in Ward 6.

Councilor Petropoulos thanked Craig Talmage for his enthusiastic comments. He shared that the LDC is working on a fundraising partnership, participated in the Tech Farm's Master Plan, has partnered with BID, and is scheduling a Neighbors Meeting in April. He raised concerns about parking confusion during snow events, and encouraged residents to sign up for parking alerts. He also raised concerns a resident brought to him related to college students littering and urinating in yards. Councilor Petropoulos endorsed the OEO site Preferred Developer plan. He shared that the Fire Department has the equivalent of sand bags to deploy in flood zones, which can also be purchased online. He also shared that the next Town Hall will be held on April 5 at the Library from 9:30-12:30. DPW Director Venuti will be in attendance to educate and answer questions.

Councilor Gillotte shared that PBAB has been working hard, lots of communication and a logical approach, noting that response to mental health issues is a top priority for them. The BID Executive Director reports are now on the BID website. BID has been awarded a \$2,000 grant for Paddle Fest. He also shared that BID's Placer AI software is giving great data including \$49.4 million spent on overnight visitor stays in the downtown are last year. The software can track everything except cash transactions.

Councilor Grimaldi shared that the Geneva Housing Authority had a quiet meeting. He recalled that the City used to inspect one and two unit rentals, and should take a serious look at updating the ordinance to go back to that, and hire another Code Enforcement Officer.

Councilor Pealer shared that the Planning Board is up to date with new zoning and fence setbacks. He also commented on Boards and Commissions, and will be reviewing the process, information, operations, and focus

on boards that are still active. He also mentioned that interest in the MAP Grant panel is aimed at auditing reimbursements, etc, not platforming people who weren't awarded funds.

Councilor Lavin wondered if places of worship that are no longer functioning as such are being reviewed for property tax exemption qualification. City Manager Hendrix explained that the Assessor audits these properties annually, and noted a very limited scope of public service is required to retain their exemptions. Councilor Lavin noted concerns about parking on South Main Street with parking spaces being taken away and Airbnb season coming. He wondered if a resident parking permit system should be put in place, or adding walk up parking on the lake side of the street. He then wondered if City and Town Fire have met recently for discussions. City Manager Hendrix shared that the group has met once, and will meet again in April. Data collection is occurring at this time.

Councilor Brennan shared that the Shade Tree Committee has been very busy, and that HWS students will be preparing 160 saplings on the Day of Service. The Mission Zero Arbor Day Event will be held on April 26. Trees will be available for residents on a first come first serve basis. He shared that Tom Burrall donated \$650 in firewood sales in February, the HDC met by email, and the ZBA didn't meet. They are working on filling the ZBA and arranging training for them.

Mayor Valentino shared that he missed the Rail Corridor Steering Committee Open House, and will have a report at the April meeting. He shared that Geoff Geiger is collaborating with Geneva Community Projects to form a stand-alone group to raise funds for and invest sweat equity in the City's parks. The group is in process of becoming a Not For Profit. Mayor Valentino shared that he and City Manager Hendrix attended Lobby Day in Albany. While there they met with NYCOM about AIM, CHIPS, and SWAP funding advocacy. They also met with Senator Helming and Assemblyman Gallahan who gave creative ideas on how to differently ask for certain funding. The Mayor also noted that the Hobart hockey team is on a run again!

28. ADJOURNMENT

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

MOVED THAT the meeting be adjourned at 10:20pm

MOTION CARRIED UNANIMOUSLY

Nicole Tillotson
City Clerk