

MINUTES
TOWN OF GENEVA
REGULAR TOWN BOARD MEETING
August 13, 2024

Informal Discussion – 5:30 p.m. Informal discussion with Town Board, department heads and public.

1. **Call to order-6:00PM** the Town Board Meeting. Pledge of Allegiance/Opening - led by Town Board Member Gordy Baxter

PRESENT: Supervisor Mark Venuti; Councilmember Kimberly Aliperti; Councilmember Gordon Baxter; Councilmember Robert McCarthy and Councilmember Mitchell Wilber.

Others present: Code Enforcement Officer Floyd Kofahl; Highway Superintendent Bernie Peck, Water and Sewer Superintendent Howard Bailey and four town residents.

Recording Secretary: Lorie Peck, Town Clerk

2. **Privilege of the floor:** Curtis Shuttleworth spoke on changing the zoning on a parcel he purchased on St. Rt. 14 near Kashong Road. He is requesting the zoning be changed from R2 to R3 so he can develop the parcel for small rental units. The board discussed it being a Planned Unit Development, but that zoning requires the lot to be 5.0 acres and the lot he purchased is 3.6 acres. He would like to put between 18-20 small seasonal rentals. The board discussed whether to extend the current zoning or amend the PUD zoning to allow it for a 3 Acre parcel instead of the minimum 5 acres. All agreed to amend the PUD Zoning.

3. **Gratitudes:** None

4. **Approval of the minutes:** Approval of the minutes of the Public Hearing for Local Law 4-2024 of the Town Board of July 9, 2024. Motion to approve made by Councilmember McCarthy, second by Councilmember Baxter. Unanimously approved.

Approval of the minutes: Approval of the minutes of the Regular Meeting of the Town Board of July 9, 2024. Motion to approve made by Councilmember Aliperti, second by Councilmember Wilber. Unanimously approved.

5. **Town Clerk's report.**

Questions, comments.

The Board acknowledges receipt.

6. **Code Enforcement Officer's report**

Questions, comments. -Discussed the Code Enforcement Officers job opening and informed the board there were four interviews scheduled for August 15, 2024.

The Board acknowledges receipt.

7. **Highway Superintendent's Report:**

Questions, comments. None

The Board acknowledges receipt.

8. **Water & Sewer Superintendent's Report:**

Questions, comments. None

The Board acknowledges receipt.

9. **Supervisor's report of finances**

Questions, comments. None

The Board acknowledges receipt.

10. **RESOLUTION NO. 70-2024.** Approving Abstract 8, August 2024, Bills for Payment and Prepaid Bills. Motion to approve made by Councilmember Wilber, second by Councilmember Baxter. Unanimously approved.

TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 70-2024

Whereas certain abstracts and bills for services and goods received or to be received by the town have been presented for payment or necessarily paid, as described in Abstract 8, August 2024, vouchers 680-773 total \$490,954.47 and

Whereas those abstracts and bills have been reviewed by the town bookkeeper, the supervisor, and other members of the town board, and are in proper order for payment or approval, now therefore, it is

RESOLVED the pre-paid bills that are presented are approved and the supervisor is authorized to pay the unpaid bills.

I, Lorie L. Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the resolution on August 13, 2024.

Lorie L Peck
Lorie L. Peck, Town Clerk

11. RESOLUTION NO. 71-2024. Authorizing Renewal of Bond Anticipation Note for improvements to Water District. Motion to approve made by Councilmember Aliperti, second by Councilmember Wilber. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 71 -2024**

Whereas a bond resolution of the Town of Geneva for improvements to Water District 12 was adopted by the Town Board on June 29, 2010, and amended August 10, 2010, which has resulted in a series of annual Bond Anticipation Notes, now with the Bank of the Finger Lakes, last renewed September 6, 2024, in the amount of \$32,157.59, coming due September 6, 2024, together with interest at the rate of 4.34%; and

Whereas the full amount due cannot be paid without significant cost to property owners, and it need not be paid in full and may be and has been renewed annually with a payment against principal and the interest due; now therefore, it is

RESOLVED the Supervisor of the Town is authorized to pay \$3,500.00 toward principal, and the interest due, on or about September 6, 2024, and to sign a new Bond Anticipation Note for a year with the Bank of the Finger Lakes binding the Town of Geneva for the balance due of \$28,657.59, plus interest.

I, Lorie L. Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the resolution on August 13, 2024.

Lorie L Peck
Lorie L. Peck, Town Clerk

12. We have received approval for townofgenevany.gov and the next step is to confirm our DNS host provider. Network Solutions, our current provider, does not do DNS hosting for .gov sites. Revize, which built and helps manage our website, will host a .gov site for \$400 per year. Amy Naegele investigated and found Integrated Systems, which manages our network and provides tech support, does not do hosting and had no recommendation. Total Uptime is \$480 per year; Netriplex is \$468 per year; and Cloudflare is \$300 per year, but you can only get help through help tickets, not chat or phone calls at that price. We have a good relationship with Revize and using it would give the benefit of having only one company to talk to if we have any issues and is Amy's recommendation. All Town Board Members agreed to continue with Revize.

13. We have \$25,000 in the town budget for storm water control projects in 2024; we committed to \$5000 for the project north of Armstrong Road and \$5000 for the project west of Carter on the Wallace and Jensen properties. The Carter Road bid came in higher than expected at \$67,317.00, and we are being asked to contribute another \$5000. We'd like to get it done this year. All Town Board Members agreed.

14. NYS Dept. of Transportation flagged the bridge at Slate Rock Road asking for another investigation to see if it has shifted since we had it surveyed in 2022. The price for this is \$6850.00. Bernie had a county engineer put a traffic count and speed monitor on the bridge from July 29 – August 2 (Monday-Friday) and the result was average daily traffic of 69. I asked the engineer if this was low and he replied the NYSDOT highway design manual defines low volume highways as having an average daily traffic of 400 or less vehicles per day, so 69 is very low (ranged from 78 on Wednesday to 11 on Friday). We close the road in the winter months as it is. Option: keep paying for monitoring; close it to vehicles; replace it for what would likely be a couple hundred thousand dollars? The Highway Superintendent will get some estimates to replace the bridge and will also talk with Ernest Zimmerman in regard to closing the bridge and the Supervisor will talk with the other resident, Nozomi Williams.

15. Reports of Standing Committees

Economic Development – Next meeting is August 28th, 2024 @ 7:00PM at the Town Hall.

Sustainability – No meeting – Fix it Clinic and Free Stuff Day is scheduled for September 29th, 2024.

Kashong Conservation Area – No report

Communication – No report

Parks and Recreation – No report

16. Supervisor's Report:

The Town has been certified as a Pro-Housing Community, making us eligible for funding programs related to housing development.

The project the town is supporting to convert the old tennis courts at Geneva High School to pickleball courts is almost finished and should be available to the public soon when not in use by the school district.

The supervisor and code enforcement officer met with a developer and his staff working on a single-family housing subdivision for the 78-acre Riker property west of Carter and Gambree Roads. It would be built in two phases; 75 lots in phase 1 and 73 lots in phase 2. The homes would be for sale and priced under \$200,000. The developer is considering applying to the town board for approval of a Planned Unit Development.

The supervisor, board member Mitch Wilber and sustainability coordinator Jacob Fox met with representatives of GreenSpark Solar at the town hall to investigate locations for the solar panel installation that will be paid for by the \$175,000 grant the town has earned through the New York State Energy Research & Development Agency's clean energy program. The parcel north of the town hall was our first choice because additional electricity capacity was recently run there for the fast-charge electric vehicle charging station, and that would be the easiest installation. We will be meeting with our NYSERDA and GreenSpark reps to obtain an understanding of the process for using the grant for the project. Installation is projected for Spring 2025. We also learned on a call with our NYSERDA rep. that we are receiving another \$16,975 from the NY Sun Program and that will allow us to install more solar panels and increase savings to \$10,000 per year.

The town received the fully signed contract from the Department of State for the \$102,000.00 grant received from that agency for the park and stormwater control project envisioned for the town's property north and west of North Side Fire Association off Carter Road. Seneca Watershed Steward Ian Smith is managing this project. There will be public meetings to obtain input about the design of the project. Next year funding will be sought for construction, which will likely occur in 2026.

The application for Geneva Reuse Systems, Inc. to be recognized as a charitable organization under section 501(c)(3) of the Internal Revenue Code was filed on July 18. A decision, expected to be favorable, should be received within the next six months. In the meantime, Geneva Community Projects, Inc., a federally recognized 501(c)(3) organization, has accepted the initiative as a project so applications for grants and charitable donations can be solicited and received under its name.

The Seneca Watershed Intermunicipal Organization, chaired by the town supervisor, had its quarterly meeting on July 29 in the Village of Odessa, south of Seneca Lake. Seneca Watershed Steward Ian Smith is working with the Village on a green infrastructure project that will better control stormwater flows into the stream that goes through the village and ultimately to Seneca Lake. Ian obtained \$50,000 in grant funding to support the project and has brought in over \$2 million in grants to support projects around the lake since he came on board.

REMINDER: Requests for the 2025 budget are due to the supervisor August 14.

Our current 18-month Community Choice Aggregation contract for electricity supply expires at the end of the year. Our administrator, Joule Assets, plans to issue a Request for Proposals for a new term in early September with the goal of awarding a new contract in early October. We provide town residents and small businesses that do not opt out with three choices for a fixed-rate on electricity for a term to be determined.

The Town Hall was visited by a state safety inspector on June 27 and that resulted in a Notice of Violation and Order to Comply. We were missing some safety information regarding cleaning chemicals in use, an accessible wash station, a policy protecting employees from workplace violence, and the like. Eric has been working with the inspector and the county safety coordinator to remedy the deficiencies, which will be remedied within the time allotted in the Notice.

Several commercial property owners have filed lawsuits against the town challenging their assessments, most are repeaters that do it regularly:

SCF RC Funding IV LLC – Splash car wash
Geneva Partnership LP – Reed Street apartment complex
Woodlands at Northside, LLC and Conifer Realty LLC – Woodlands apartment complex off Carter Road
Indus Hamilton Street, Inc. – Holiday Inn Express, etc. next to Tractor Supply
Walgreen Eastern Co., Inc., Lane Valley Road, LLC – Walgreens
226 Turk Road, LLC and The Lake Room, LLC – former Seneca Lake Country Club property north of Turk Road
GRHS Foundation, Inc. - 875 PreEmption Road (CR 6) – medical center north of Tractor Supply

No residential property owners have filed lawsuits.

Jacob Fox will be leading a bunch of Hobart & William Smith students on August 21 at the bike park as part of the HWS Day of Service.

Selected Meetings and Events

July 10 – Seneca-Keuka Watershed Partnership meeting.

July 11 - Ontario County Board of Supervisors meeting.

July 12 – Ted Baker radio show on town topics.

July 17 - Meeting of Ontario County Soil & Water Conservation District board of directors.

July 18 – Meeting with housing developer Jeff Cook and staff on proposed subdivision off Carter Road.

Meeting with NYSERDA rep on \$175,000 grant for solar project.

July 19 – Meeting with 3+1 rep on investing town cash for greater returns.

July 22 - County Planning and Environmental Quality Committee meeting.

July 23 - Geneva Reuse Steering Committee meeting.

Geneva 2030 executive board meeting.

July 24 - County Ways & Means Committee meeting.

July 25 – Preconstruction meeting on million-gallon water holding tank refurbishing - part of water system improvement project of Towns of Geneva and Seneca.

June 19 – Meeting of Board of Directors of Geneva Community Projects, Inc. regarding sponsoring Geneva Reuse until it achieves charitable status.

July 29 – Meeting of Seneca Watershed Intermunicipal Organization.

July 30 – Debrief meeting with Dept. of Transportation rep on failure of town's grant application for sidewalks and other improvements.

August 8 – Meeting with Three+One representatives on obtaining higher earnings on town funds.

August 12 – County Planning & Environmental Quality Committee meeting.

August 13 – Meeting with Ontario County Planning Department officials re Geneva Greenway and county support.

17. Old Business - None

18. New Business – Bob McCarthy stated the deer survey deadline is August 15, 2024, they have quite a few and will compile them for analysis.

The supervisor was notified there is federal funding available to improve safety at railroad crossings and asked MRB Group and Labella to investigate and advise if we had any chance of qualifying before we make the decision to hire one to assist with an application.

19. Privilege of the floor. The Code Enforcement Officer updated town resident John Serrett on the progress of Rochester Regional Medical Center being built on Routes 5 & 20.

20. Adjourn: Motion to adjourn Regular Meeting made by Councilmember Baxter, second by Councilmember McCarthy. Unanimously approved. Time 7:52 pm.

Lorie L Peck

Respectfully Submitted by Lorie L. Peck, Town Clerk