

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

OCTOBER 11, 2016 – 6:00PM

Presiding – Ron Alcock, Mayor

Present – Matt Horn, City Manager

1. PRESENT: Clr. Greco, Clr. Hagerman, Clr. Camera, Clr. Valentino, Clr. D'Amico (left Early), Clr. Marino, Clr. Eddington

ABSENT: Clr. Gramling

2. BUDGET WORK SESSION – COUNCIL ROUND TABLE DISCUSSION

City Manager Horn thanked staff and Council for their interactions and great feedback throughout this budget process.

City Manager Horn provided the Budget schedule as follows:

- October 11, 2016 Work Session 6:00pm, PSB
- October 19, 2016 Work Session 6:00pm, PSB
- October 25, 2016** Adoption 6:00pm, PSB

**If needed

For tonight, City Manager Horn said the first part of this work session will be dedicated to any ideas that Councilors did not see in the budget proposal draft that they would like to see and to offer any thoughts on costs and resources for funding as well. City staff is available tonight for clarification and/or any questions that might arise.

The second part of tonight's work session will be dedicated to any ideas in the budget that Councilors would like to see changed. He reminded everyone that representatives from all agencies where funding is recommended will be available at the October 19th work session, should there be any questions for them.

NEW IDEAS

Events Center Operation – Clr. Valentino asked if there is anything in the 2017 budget that we can do to remain proactive in terms of how we're going to evaluate, operate and/or staff the Events Center in the future. He suggested perhaps this be further discussed at the upcoming Retreat Session which will be scheduled in January 2017. City Manager Horn said he doesn't think that funds would be needed in 2017 for that, but absolutely attention

needs to be paid. He reminded Council that the current contract ends December 31, 2018. A decision on how to move forward has to come out of the 2017 operating year, so the Retreat would be a great time to start having these conversations. Clr. Valentino said it would be important to him, so he looks forward to conversations in the near future.

Clr. D'Amico asked how the City measures progress when other people are running it, in terms of receiving feedback from events being held there. City Manager Horn said, in terms of what our measurable are, we take that queue from the very first conversation Council had about it, which was draw – what the annual number of visitors that come to the site and revenue goals – covers all costs of operations and spin off some money to do capital improvements at the site, which we haven't got to yet. Staff will provide sales numbers and any relative reports at the Retreat.

Camera Enhancement – Clr. Eddington asked if we could invest in some enhanced camera technology to help with any negative behaviors in the downtown and asked if that is something we could use DRI monies for. City Manager Horn said it is certainly a conversation we should have and maybe we can earmark some money for that.

Lakefront Detailing – Clr. Camera said the lakefront looks fantastic and feels that little enhancements will make a big difference. He said from the Ramada Inn to the east side of the Events Center, he would like to see a pavilion added there, noting he is aware that it will cost approximately \$30,000, along with some benches and picnic tables, a food alley (trucks) in order to give it some sort of place making on a continuous basis. He added a bathroom facility or enclosed port-a-potties would complete what he feels is needed to make our lakefront a destination.

Clr. Eddington asked if the side door of the Visitors Center that leads to the bathrooms could be blocked off during off hours so there is no access to anywhere else in the building which would allow visitors access to the bathrooms there. City Manager Horn said that the service hallway runs right to the opening of the Visitors Center but another door could be framed in between the Visitors Center and the service hallway, installing locks on the doors that go into the ballroom. He said the maintenance of the restrooms can be pretty challenging as public restrooms are difficult to maintain even on a daily basis. He said installing a module unit that is built and shipped in one piece and is both male and female is another option. Clr. Camera said we need to finish placemaking amenities at the lakefront so that we can see a full season impact, especially since we are in the tourist business.

When Clr. D'Amico asked if this is a project the City could leverage with our grant money, City Manager Horn said it is possible as the lakefront is included in the downtown district. City Manager Horn suggested Council amend the 2017 Capital Plan to give you the option of having those amenities and see what happens with DRI, adding if they agree that's great and if not, we have the Capital Plan to fall back on.

Clr. Camera suggested a sketch of a drawing that would give them an artist conception of what it would look like. City Manager Horn said staff could have that ready for the January Retreat.

Clr. Valentino asked if any of these items would be addressed in scope 4, 5 or 6 because he wants to be sure we're not jumping the gun and trying to modify in 2017 with something that might already be in the works. City Manager Horn said all of this is in every scope and each part of the lakefront has placemaking amenities, so it just depends on whether the right elements were installed or whether we have enough money at the end of construction to do what we want.

In reference to the marina, Clr. Greco asked if the parking lot behind the recreation complex is involved in the tunnel to make that parking lot accessible to get to the lakefront. City Manager Horn said it is not. Clr. Greco added it would give people a way to get from the City to the lakefront without having to cross 5 & 20. Mayor Alcock said that has also been discussed at the DRI meeting.

Staff will analyze what the out year cost impact is of \$150,000 in touch ups and provide cost estimates on what some items would be.

Community Compact Committee – Clr. Gramling said he would like to see a budget line for the community compact initiative which will show the City's commitment to this initiative. He added funding will help to address administrative support, advertisement and marketing efforts. City Manager Horn said staff has been developing some thoughts around this and he'll bring a proposal back to Council next week.

Resurface Linden Street – Clr. Camera said this project is in the 2018 Capital Plan budget, but he would like to advance it to 2017. He said with the number of restaurants and activity there we need to keep up with the momentum. He said the plan in 2018 is to put down tinted macadam and it wears even, which will give it a really clean look and is a strategic value of Linden Street to our basic presentation of Geneva as a destination. Clr. Eddington said he is against it, because it will cut their CHIPS allocation in half and he feels there are a lot more streets that are in dire need of repair than Linden Street, noting there are no potholes on Linden Street. Clr. D'Amico agreed with Clr. Eddington regarding the urgency of other street needs and the current look of the street gives it character and is what makes it special. He said Linden Street has benefited quite a bit from City money. Clr. Valentino questioned the difference between the \$275,000 in CHIPS in 2017 for various streets and the \$450,000 in CHIPS in 2018 and why it would displace any current streets. Mark Perry said the CHIPS allocation should be closer to \$275,000 and was a "keying" error, so if we wanted to do it and we didn't want to displace anything, it would increase our bond.

City Manager Horn reminded Council of language used in the Comprehensive Plan, "we will not approach community development from a worse first standpoint". He said the question to keep in mind is "Will the value that we derive be higher than investing somewhere else?" Everyone is owed a basic level of service.

There was no consensus at this time to resurface Linden Street in 2017.

Water Treatment Plant Fencing – Clr. Camera said he would like to increase security around the plant by either partially or totally fencing in the plant or installing a gate. City Manager Horn said the plant is alarmed and the bulk of the water treatment works are indoors. He added staff can price materials for developing a new fence and a cost for relocating the fence and report back.

ITEMS THAT ARE IN THE BUDGET THAT COUNCILORS WOULD LIKE MODIFIED

Clr. Marino – none at this time

Clr. D'Amico – none at this time

Clr. Valentino:

Partner Agencies – Clr. Valentino said he feels staff has done a great job at reducing the amount of funds provided to partner agencies in terms of the services they provide to the City that the City isn't providing, so as not to have duplication of services. He said he is having a tough time with adding the two additional agencies, specifically the Colony Caregivers without determining whether there is another path to access funds through some other avenue rather than coming to the City. There may be another organization or funding source that could drive that request. In reference to the Finger Lakes Skateboard Club, Clr. Valentino said if that was funneled through the recreation program he could support that. City Manager Horn said the City's Master Plan does call for development of an enhanced skate park, noting the one we currently have is due an upgrade. Joe Marone is looking for \$5,000 for design of a skate park and staff recommended to Council a \$2,500 allocation if he developed \$2,500 from fundraising efforts. City Manager Horn said funds could be put in either the recreation or building and parks line item for engineering services and accept a donation from the Finger Lakes Skateboard Club for \$2,500 so that \$5,000 is available for development. Clr. Valentino said he would much rather see that than add another partner agency.

Clr. Camera:

Downtown Streetscape – Clr. Camera said he doesn't think a \$20,000 allocation is enough. He said he would really like to change the look of a street and make it look like it's been paid attention to. He said he feels the bricks downtown are not safe and he would like to see a pattern with two-color bricks. He also said the kiosk across the street from the theatre on Seneca Street has not been brick faced. Clr. Greco said he has been working with Nick Massa on that for a while and believes we can get it done without having to use any City funding. Clr. Greco will share the two-toned brick design that Clr. Camera prefers with Mr. Massa and see what they can come up with.

City Manager Horn reminded Council that the original intent behind downtown detailing was that the BID would manage the program, because they have greater flexibility with wage and purchasing. The BID has elected to manage it by putting one additional paid maintenance staff person in charge of performing enhanced maintenance work in downtown, specifically street light bases painted and uniformed tree wells. City Manager Horn said this can be handled by making the contract be deliverable based, noting we

need to make the dollar figure appropriate and look at more traditional procurement for some of these trickier projects. Clr. Camera said he is looking for more dollars in order to create a pattern throughout the downtown. Clr. Camera will circulate the pattern to Council so they can preview it.

City Hall – Clr. Camera said he is not for relocating City Council chambers to City Hall second floor when we already have a place that meets all the ADA criteria. He added there are not a lot of people that attend Council meetings. Clr. Eddington said there is no access to the 2nd and 3rd floor and the handicapped ramp on the side of City Hall building is an eye sore and in poor shape. He said having Council meetings in the PSB chambers was only intended to be temporary until it was moved back to City Hall. Clr. Camera said for less than half a million dollars we could put a back door on City Hall, put in handicapped access with a lift, a roof over it and be at a level where 99% of City business is handled there. He added if we put chambers on the second floor, we are introducing a security problem for ourselves and adding increased operational costs due to the level of activities. He said he feels it is a big waste of money.

City Manager Horn said staff estimated the cost of the elevator to be around \$500,000 but the larger issue comes from inside the building, so a reconfiguration internally will need to be done and it'll take an architect to design it for a cost of about \$100,000. Clr. D'Amico said the first concern he had was for bonding and borrowing and if we're not committed to such a huge project, maybe we would have more versatility in what we want to do as far as trying to maximize that grant. Clr. Greco said when he first began on Council, Council chambers were on the second floor of City Hall and they used to get a pretty good crowd. He said the only reason why they had to leave was because our Mayor would sit up high and people didn't like that and it wasn't handicapped accessible. He added holding Council meetings at the PSB was supposed to only be a temporary move. Clr. Gramling said although he is very comfortable coming to meetings at the PSB, a lot of his constituents are not and he has to advocate for them. Clr. Hagerman said it is a lot of money and he would like to take a deeper look at Clr. Camera's ideas of a different way of doing it. He said he doesn't see why past history would dictate why we need to move chambers back to City Hall. He added City Hall does need to be ADA compliant and the PSB is already at ground level. In reference to some people in our community being hesitant to go the PSB to attend meetings, he said that is a concern and an area the community compact should address. He said of those people that say they are hesitant to come, would they really come if meetings were held at City Hall, noting it doesn't justify spending \$1M plus. Mayor Alcock said the elevator has been a long time issue and needs to be in compliance, especially should a handicapped individual be hired. He said as far as people not coming to the PSB, he has heard the same issue of people not feel comfortable attending meetings at the PSB and feels it is a legitimate concern. He said he is in support of the handicapped ramp being removed and although it is a lot of money, he could support the project. City Manager Horn said these are the right conversations to have and there are definitely accessibility and operational issues that need to be addressed. Clr. Camera said he is concerned about people saying they are afraid to come to the PSB and doesn't feel that building it somewhere else will solve the problem, which is why we have a community compact. He said it is a problem and needs to be addressed. When Clr. Valentino asked what the annual maintenance cost of the elevator is, Mark

Perry said it's fairly new and for City Hall it costs about \$500 and at 207 Genesee Street, which is 26 years old and we spend about \$600 per year. With a one-time cost to do the upgrades or perpetual costs in the lifespan of the unit, Clr. Valentino said City Hall is a historic building and feels it is only right for us to continue to invest in a building that is owned by the citizens and should be totally accessible by the citizens. He added it should be the type of building that you admire and he is a big fan of investing in City Hall as staff has proposed. Clr. Marino said she would be interested in hearing about some other options, but agrees we definitely need the elevator and the ramp removed.

Police Officer – Clr. Camera said he would like to add a police officer position back in. He said there is a lot of illegal activity in the 4th ward and the police officers are responding very well and spend a large amount of time policing the area. He added if this type of activity occurred in other areas of the City, we should be in full compliment. He said the safety of our community is really important and he feels we need to have a police presence throughout. When Clr. Eddington asked how many officers we are currently down, Chief Trickler said we are down 2 officers to injuries, 2 vacancies and there will be another vacancy in February, 2016. City Manager Horn staffing will always be up and down and he doesn't want to give the impression that adding police officers will reduce crime. Clr. Eddington said the schools need help and he could support an additional officer if it were to be used in the schools. City Manager Horn said the position that was cut was a Resource Officer in the schools, because the school district could not and cannot now fund the other 50 percent. He said if the position was restored it would likely be restored back as a Resource Officer and the school would be responsible for paying the salary associated with it, with the Superintendent's approval. City Manager Horn said he is hesitant to promise it that way, because we have no control over overtime in order to make this position work. He added the position would act like a buffer but we are always going to be down an officer.

Clr. Camera said he would like to propose reducing the number of fire drivers from 18 to 17 during the next contract negotiations.

Code Officers – Clr. Camera said we have 300+ DSS houses in the City of Geneva that requires anyone that receives DSS assistance from a housing assistance must have an operating permit for the residence that they occupy for safety reasons. He said his concern is that an operating permit can be five years old without being re-inspected/updated. He would like to fill the code officer position that was just vacated and reinvigorate the DSS issue. He said for every change of tenant there should be a re-inspection, so that we can deliver safe and healthy housing. City Manager Horn said Council asked staff to negotiate with DSS and it took a year to negotiate the agreement that we have today, which is when we are not able to place people we can no longer follow the agreement. Clr. Camera said he thinks Council assumes DSS inspections are working and he doesn't feel they are, as old operating permits do not guarantee a new tenant that they are in a safe, code-compliant, overcrowded house. City Manager Horn said two years ago, we had nothing and the way they've been successful is by developing programs and executing them on a trial basis and upgrading when we can.

City Manager Horn suggested before applying resources that Council charge staff with negotiating additional points of entry on the inspections and suggests this be included as an agenda item at the Retreat Session in January.

Clr. Hagerman:

Police Officers Living in the City – Clr. Hagerman said in terms of policing neighborhood asked if we can find some way to encourage our officers to live in Geneva. City Manager Horn suggested this also be an agenda item at the Retreat Session and in advance of the Retreat, survey police officers to find out what's keeping them from living or buying in the City.

Fire Departments, Fire Fighting Agreements – City Manager Horn explained that we have three fire companies and have agreements with each of them. He said we will offset the volunteer company's costs of supporting our firefighting efforts. He said the Hydrant Hose Company is the company of first response, so they go on every single fire call and depending upon the nature of fire call, they are supported by one or two other companies. He added in terms of call volume, Hydrant Hose volunteers are asked to respond twice as much as the others, so there is an agreement for each with the Nester Hose and Hook and Ladder for \$11,000 and an agreement with the Hydrant Hose for \$22,000.

Clr. Greco:

Clr. Greco said he is in agreement with the City Hall improvements and is in favor of new chambers being done again. He added he is concerned about code enforcement, as there are a lot of neighborhoods with poor housing and landlords that live outside of the City. He said no one that is paying cheap rent is going to complain about bad housing and the only time a code officer can go in is when they receive a complaint.

Clr. Gramling:

Utility Costs – when Clr. Gramling asked for an update relative to alternative resources, Adam Blowers said we're working with a company that will take our utility bills and creating various reporting options, including ongoing audits to be sure we are being billed at our contract rate and not for things we are not using. He said we've been increasing at about 3% per year for general water and sewer funds. City Manager Horn added on the consumption side and by the end of the year, we will be ready to execute on the LED Street Lighting Program. He said the audit shows a 10-year payback on a 15-year note. He said making sure we have the data on hand to make the right decisions, buying from the places that make the most sense at the time and finding the biggest consumers that we have, we'll see those costs go down.

Green Energy Alternatives – City Manager Horn said we have two active proposals and space has become our challenge. He said we would like to own our generation equipment and enter into an operations and maintenance agreement with a firm to manage that for us. He said solar has the biggest land consumption per generation of just about anything. We need a 5-acre site. We have been approved for three interconnection sites – the Ag Tech Park, the Geneva Industrial Park and the Seneca Army Depot. He added it is important to note that in order to max out your savings you had to have already applied for those interconnection agreements, which we did and were awarded but they also have to

be on non-taxable land. He said the Geneva City School District does not exempt generation facilities from taxes, so if you have a solar field, it is taxed by the school district. We said our focus is on the three sites that are exempted, the most promising being the Ag Tech Farm Site because it is bigger.

Clr. Eddington:

Water/Sewer Rate – Clr. Eddington said the proposed budget asks for a 7.5% increase in water and sewer accounts. He requested that staff come back with a proposal to reduce that in half and possibly use some fund balance to offset some of that.

Code Officer – Based on feedback regarding the inspections of 1's and 2's, Clr. Eddington asked what the cost would be to bring the three people back to the code department. City Manager Horn said the cost would be \$70,000 per person but cautioned Council that we are not authorized to do that.

Skateboard Park – Clr. Eddington said he agrees with Clr. Valentino and that he would also like to see a recreation line item rather than making the skateboard park a partner agency.

207 Genesee Street (Fire Station) – Clr. Eddington said he has been asked by the Housing Authority for an amount that is budgeted for capital maintenance repairs. City Manager Horn said nothing has been budgeted for that. Clr. Eddington added they will need some expenditure in 2017 and asked if the City was aware of that. City Manager Horn said a building inspection was completed and costs were developed and we didn't have the resources to fund it for this year. He added the contract isn't set up such that the housing authority makes the repairs and then bills the City for it without first agreeing to it. He said we are not recommending agreeing to anything for 2017. Clr. Eddington requested that this information be relayed to the housing authority.

Visitor's Center Parking Kiosk – Clr. Eddington asked if there was anyway the City could do something with the boat launch and parking situation with a paid kiosk there. City Manager Horn said we are not anticipating addressing this through the 2017 budget, but rather proposing to install a paid parking kiosk that would accept credit cards or cash, located adjacent to the boat launch. He said every City resident would be eligible to receive a hang tag for their car that matches their license plate at no fee. A competitive fee would be required for non-resident parking which would offset the cost of the kiosk and ultimately cash flow to the City for improvements to that area.

Mayor Alcock:

Partner Agencies – Mayor Alcock said he agrees with Clr. Valentino that we need to be cautious in not increasing our outside agency base. He said he likes the option to put Skateboard Park funding into another line item so that we don't have this as a designated agency. In reference to the Colony Caregivers, he said he knows the director very well but he doesn't mind giving her the \$2,500 this year but again cautions Council to look further into this issue, because putting money into this just doesn't work.

Mayor Alcock said he does have some new ideas to put on the list for the DRI committee for their next meeting.

3. ADJOURNMENT

ACTION TAKEN by Clr. Greco; seconded by Clr. Valentino
MOVED THAT this meeting be adjourned at 8:39pm
MOTION CARRIED (7-2 absent)