

**DRAFT**

**Village Board of Trustees June 5, 2024, Special Meeting Minutes**

The meeting was held at the Aurora Firehouse meeting room at 5:00 p.m.

**Present:** Mayor Jim Orman; Trustees JD Balloni, Matt Bianconi, L. John Miller, and Janet Murphy

**Others Present:** Clerk Ann Balloni

(See attached list)

**Call to Order:** Mayor Orman called the meeting to order and all rose for the Pledge of Allegiance

**Water Plant Update:** Mayor Orman relayed conversations that he has had with various Local, County, and State officials whose preference is that the Wells College Water Plant transition to the Village of Aurora. No other information is available at this time.

**Farmers Market/Swim Program:** The Village municipal insurance agent recommended that the village refrain from sponsoring activities on Wells College property this year due to Wells announcement that they are closing, and most of their staff will be gone by June 30.

The swim program is questionable due to the lack of lifeguard applications or a supervisor for the program, uncertainty if Southern Cayuga High School is having a lifeguard certification class, and additional liability insurance. Trustee Miller offered to research the insurance.

The farmers market 's hope is to remain at the Wells College Boathouse following the June 30 deadline, by falling under the village's insurance rider for the swim program. The uncertainty of the swim program leaves the farmers market in question, however, the land owned by the village behind the firehouse was offered as a possible solution.

**Basketball Court:** Yvonne and David Czekai donated the basketball court in their backyard, installed by the previous owners, to the village. Due to village procurement policies, three bids are required before a company is hired to remove the materials from the Czekai's yard and reconstruct on the village lot behind the firehouse.

**Bates Donation Agreement:** On motion by Trustee Murphy, seconded by Trustee Miller, the Village Board voted to accept the Village Attorney's changes and proceed with the agreement.

AYES: Balloni, Bianconi, Miller, Murphy, and Orman

NAYS: None

Motion carried unanimously.

**Right of First Refusal:** An email was received from the Inns of Aurora's attorney, Wendy Marsh, questioning the Village's ROFR for the south end parcel along the lakeshore that Grace Bates is purchasing. Ms. Marsh is arguing that the documents filed with the Cayuga County Clerk only refer to the parcel "adjacent to Poplar Ridge Road" and does not include the continuing of the parcel on the lake side. The trustees disagree and note that the intent of the agreement between the village and Pleasant T. Rowland Foundation included all of the lakeshore properties.

**Short-Term Rental Application:** Ms. Balloni informed the trustees that there is no standard application fee for short-term rentals. Municipalities charge anywhere from \$100 to \$1,500 for a permit/license. Ms. Balloni noted that Union Springs charges \$500 for the permit and \$50 to file the application. Trustee Miller suggested a fee of \$200 to file and \$1,000 for the license.

On motion by Trustee Miller, seconded by Trustee Bianconi, the Village Board voted to set a short-term rental application fee of \$200 and a license fee of \$1,000.

AYES: Balloni, Bianconi, Miller, Murphy, and Orman

NAYS: None

Motion carried unanimously.

**Village Zoning Law:** Ms. Balloni confirmed that the revised Village Zoning Law was not filed by the NY State Department of State and, therefore, the village is still under the zoning regulations of the previous law. Wells campus was changed from “Institutional” to “Mixed Use” in the revised law to allow Wells College to have flexibility with their campus and surrounding properties. Since Wells announced their closure on April 29, the Trustees are reconsidering the new zoning district designation.

Trustee Bianconi suggested reactivating the zoning committee to determine how to proceed. Mayor Orman will review with Kari Terwilliger, the village consultant, from County Planning and requested authorization for he/the clerk to consult with the New York State Department of State on the filing status and how best to proceed.

On motion by Trustee Miller, seconded by Trustee Balloni, the Village Board voted to designate the mayor/clerk to follow-up with New York State Department of State on the status of the revised zoning law.

AYES: Balloni, Bianconi, Miller, Murphy, and Orman

NAYS: None

Motion carried unanimously.

**Campus Letter:** On motion by Trustee Miller, seconded by Trustee Balloni, the Village Board voted to authorize village attorney, Tom Blair, to draft and submit a letter to State officials giving the Village Board’s preference for Wells College proper, not including peripheral properties under purchase contract, to remain one campus and not be subdivided into multiple parcels for development.

AYES: Balloni, Bianconi, Miller, Murphy, and Orman

NAYS: None

Motion carried unanimously.

Trustee Bianconi suggested working with consultants to assist the Village Board moving forward with Wells discussions. Trustee Bianconi noted that his sister, Mary Beth Bianconi, is a good resource as a planner who has familiarity with campus closings. Mayor Orman noted that the village engineer, Ken Teter, is working with Barton & Loguidice on the water plant transfer. Trustee Miller suggested contacting Cazenovia’s village attorney for advice.

On motion by Trustee Bianconi, seconded by Trustee Miller, the Village Board voted to proceed with researching and contacting potential consultants regarding the closing of Wells College.

AYES: Balloni, Bianconi, Miller, Murphy, and Orman

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Trustee Miller, seconded by Trustee Bianconi, the Village Board voted to adjourn the special meeting at 6:05 p.m.

Respectfully submitted,

Ann Balloni  
Village Clerk