

Village of Aurora Board of Trustees September 17, 2025 Regular Meeting Minutes

The meeting was held at the Aurora Firehouse Meeting Room at 6:00 p.m.

Present: Mayor James Orman, Trustees JD Balloni, Matt Bianconi (left the meeting at 6:42 p.m.), John Miller, and Janet Murphy

Others Present

Village Officials: Clerk Ann Balloni, CPP Chair Jim Burkett, CPP Member Claire Morehouse, Historian Dr. Linda Schwab, and Engineer Ken Teter

Aurora Ledyard Historical Society: Bonnie Bennett, President Shirley Egan, Lydie Haenlin, Cynthia Koepp, and Treasurer Ken Larson

Inns of Aurora: Facilities Manager Corey Guerrette

Members of the Public: Barb Blom, Jennifer Crowley, Tee-Ann Hunter, and Lili MacCormick

Call to Order and Pledge of Allegiance: Mayor Orman called the meeting to order at 6:00 p.m. and all rose for the Pledge of Allegiance

Changes to the Agenda: New Business will take place following announcements.

Tree update added to Old Business. Board alternate appointments added to New Business, and the Board will enter into Executive Session after New Business.

Approval of Minutes: On motion by Trustee Miller, seconded by Trustee Murphy, the Village Board voted to approve the August 20, 2025 minutes

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

NAYS: None

Motion carried unanimously.

Announcements

Mayor: Mayor Orman attended the September 3 Cayuga County Water & Sewer Authority (CCWSA) Honoco Road sewer project information meeting in Genoa and reported no new updates. Mayor Orman acknowledged receipt of a letter from Bruce & Jean Spiegel regarding the water/sewer rates and is drafting a reply.

Clerk:

- October 15 Tourism meeting in Union Springs; Mayor Orman will attend.
- Submerge NY in collaboration with Cayuga County Planning are organizing an art project for communities along Cayuga Lake. Trustee Murphy will be the point person for Aurora.
- Bob Rhea submitted his resignation as code/zoning officer, effective September 15, 2025.

Visitor Welcome

Ken Larson: Mr. Larson thanked the Village Board for supporting the retention of the Wells/Aurora archives within the Village.

Bonnie Bennett: Ms. Bennett expressed pride in the village government for advocating for the Village history to remain in Aurora and noted that “archives are as much about the future as the past.”

Corey Guerrette: Mr. Guerrette voiced his appreciation to the Village Board, Community Preservation Panel, and the Aurora Ledyard Historical Society for working together with the Inns of Aurora for a solution to the removal of the Walter Wood Law Office building.

Barb Blom: Ms. Blom reiterated the importance of the archives remaining in Aurora and thanked the Village Board for their support.

Cynthia Koepp: Ms. Koepp thanked the Village Board for their participation in protecting the history of Wells and the Village.

Trustee Miller suggested that the speakers send their support for the Village in writing to local and State representatives.

Dr. Linda Schwab: Dr. Schwab emphasized the inseparable connection between Wells College and the Village of Aurora. This is a critical moment for the Village to retain the archives, which are living documents that the Village should have easy access to.

Mayor Orman noted that a judge will make the final decision on the location of Wells archives, slated to go to Hobart-William Smith College. Additionally, he had a conversation with the president of Hobart William Smith who indicated that he is willing to work with the Village on documents that are of value to Aurora's history, once the Village has a place to store them.

Treasurer's Report: As Ms. Tanner is attending the NYCOM conference, she will present the August and September reports at the October 15, 2025 Village Board meeting.

Budget Modifications

On motion by Trustee Balloni, seconded by Trustee Bianconi, the Village Board voted to accept the Budget Modification of \$20,000.00 from the General Fund to the Water Fund.

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

NAYS: None

Motion carried unanimously.

Bills

General: On motion by Trustee Murphy, seconded by Trustee Balloni, the Village Board voted to approve the General Fund Abstract #4 for payment.

Voucher #65-94

Total: \$14,335.64

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

NAYS: None

Motion carried unanimously.

Water: On motion by Trustee Murphy, seconded by Trustee Balloni, the Village Board voted to approve the Water Fund Abstract #4 for payment.

Voucher #36-47

Total: \$19,853.68

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

NAYS: None

Motion carried unanimously.

Sewer: On motion by Trustee Murphy, seconded by Trustee Balloni, the Village Board voted to approve the Sewer Fund Abstract #4 for payment.

Voucher #20-32

Total: \$9,240.50

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

NAYS: None

Motion carried unanimously.

Reports

Code Officer (see attached): Officer Rhea reported on recent permits, an ongoing zoning violation, and his appreciation for his time working in Aurora.

Historian (see attached): Dr. Schwab reported on recent displays and presentations, research on the Wells archives, and preservation projects.

Old Business

Village Trees Update (see attached): Ms. Hunter submitted location proposals for village trees and is consulting with private property owners to gauge their interest.

Trustee Murphy suggested replacing the trees that were removed at the village pocket park next to United Ministry and agreed to be the point person for the Village Board.

On motion by Trustee Miller, second by Trustee Balloni, the Village Board voted to appoint Trustee Murphy to consult with the Ms. Hunter on the tree plantings.

AYES: Balloni, Miller, Murphy, and Orman

NAYS: None

ABSENT: Bianconi

Motion carried.

New Business

Water Project Updates – Ken Teter

Mr. Teter updated the Village Board on the following:

- Grants
 - The pad for the new generator at the Wastewater Treatment Plant was installed (FEMA Grant)
 - Received good feedback from the State agencies on reapplying for the \$5 million WIIA grant
 - Proposing a repurposing of the EPA grant to allocate that funding towards the water project

Mr. Teter reviewed the following resolutions with the Board of Trustees:

VB Resolution #25-37: To Accept the CT Male Contract to Survey the Property Included in the Purchase & Sale Agreement with Wells College

WHEREAS, the Village of Aurora has a signed agreement with Wells College to purchase property needed to operate the former Wells Water Treatment Plant (WTP) and other infrastructure located on the campus; and

WHEREAS, CT Male has agreed to prepare land survey maps and descriptions and prepare water main easement documents to meet the requirements of the Purchase & Sale Agreement, at a cost of \$3,000.00; and

WHEREAS, CT Male has all of the existing survey information for the campus already and is well qualified to complete this work.

NOW THEREFORE BE IT RESOLVED, that the Village of Aurora hires CT Male to prepare all of the land survey and easement documents for \$3,000.00

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was moved by Trustee Murphy and seconded by Trustee Miller and duly put to a vote, and upon roll call on September 17, 2025 the vote was as follows:

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

NAYS: None

Carried 5-0

Dated September 17, 2025

VB Resolution #25-38: To Authorize the Mayor to Sign Documents Related to the Separation of Village/Wells College Utilities Associated with the Requirements Within the Purchase and Sale Agreement

WHEREAS, the Village of Aurora and Wells College have a signed Purchase & Sale Agreement (PSA) for two parcels of property presently owned by Wells College and other related items (easement & lease) associated with the Water Treatment Plant (WTP); and

WHEREAS, the above agreement addresses the fact that various utilities associated with the water system and WTP are currently integrated with other facilities on the Wells campus; and

WHEREAS, in accordance with the above PSA, these combined utilities must be separated in order for the WTP to be operated independently by the Village of Aurora and serve the community in a fair and equitable manner; and

WHEREAS, the specific arrangements and costs are to be shared between Wells and the Village as per the PSA, and as agreed upon by the Mayor and Village Engineer Ken Teter, P.E.

NOW THEREFORE BE IT RESOLVED, that the Village of Aurora Board of Trustees authorizes the Mayor to sign any and all documents related to the separation of the utilities associated with the WTP and/or any aspect of the water system.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was moved by Trustee Balloni and seconded by Trustee Murphy, duly put to a vote and upon roll call on September 17, 2025 the vote was as follow:
AYES: Balloni, Bianconi, Miller, Murphy, and Orman
NAYS: None
Carried 5-0
Dated September 17, 2025

Mr. Teter noted that former Village Trustee, Frank Zimdahl, was instrumental in gathering the information necessary to find a more financially reasonable solution to the utility project.

VB Resolution #25-39: To Replace the Heating System at the Water Plant Operator's House

WHEREAS, the existing boiler system at the Water Treatment Plant (WTP) operator's house is in significant disrepair and requires replacement; and

WHEREAS, the Village of Aurora has a signed Purchase & Sale Agreement with Wells College to purchase both the WTP and the operator's house;

WHEREAS, proposals were sought to do the work with one submitted by Halco with a quote for \$39,638.48 and the other from Hills Heating & Air Conditioning for \$10,600; and

WHEREAS, the Hills Heating & Air Conditioning quote is far less than the Halco proposal, but will likely have some minor additions due to unforeseen conditions and issues.

NOW THEREFORE BE IT RESOLVED, that the Village of Aurora accept the Hills Heating & Cooling proposal for a Not-To-Exceed total of up to \$14,000.00 to furnish and install the new heating system at the water operator's house.

BE IT FURTHER RESOLVED, THAT THIS Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was moved by Trustee Murphy and seconded by Trustee Miller, duly put to a vote and upon role call on September 17, 2025 the vote was as follows:
AYES: Balloni, Bianconi, Miller, Murphy, and Orman
NAYS: None
Carried 5-0
Date September 17, 2025

RESOLUTION NO. 25-40

Proposed Action: Village of Aurora Water System Source Improvements Project

RESOLUTION OF THE VILLAGE BOARD AUTHORIZING SUBMISSION OF AMENDMENT #4 TO THE AGREEMENT WITH NBRC

WHEREAS, the Village of Aurora (Village) is located in the Town of Ledyard, Cayuga County, New York and is proposing the Village of Aurora Water System Improvements Project (Project), located in the Village of Aurora; and

WHEREAS, the Village Board has now become the recipient of the remaining Northern Borders Regional Commission (NBRC) funding grant originally secured by Wells College before closing in April 2024, said transfer being as described and approved on January 16, 2025 via Amendment #3; and

WHEREAS, Amendment #3 also included new and additional work items beyond the original scope due to the fact that the revised budget allowed for these items to be funded by NBRC and they agreed to fund them; and

WHEREAS, as the project has progressed, additional work items are needed related to the project and the revised budget allows for some of these items to be completed via the remaining funds from NBRC.

NOW, THEREFORE, BE IT RESOLVED that, the Village of Aurora Village Board hereby authorizes the submission of Amendment #4 as described above; and

BE IT FURTHER RESOLVED, that the Village Mayor is hereby authorized to submit an application for Amendment #4 on behalf of the Village for the inclusion of additional work items within the existing remaining budget and to execute any agreements, instruments or other documents in connection with the Village's acceptance of any such grants and/or the funding thereof; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was moved by Trustee Murphy and seconded by Trustee Balloni duly put to a vote, and upon roll call on September 17, 2025 the vote was as follows:

J. D. Balloni, Trustee AYE
Matthew Bianconi, Trustee AYE
John Miller, Trustee AYE
Janet Murphy, Trustee AYE
James Orman, Mayor AYE

The foregoing resolution was thereupon declared duly adopted.

Dated: September 17, 2025

Hire John Greer as the Village Code/Zoning Enforcement Officer: On motion by Trustee Miller, second by Trustee Bianconi, the Village Board voted to hire John Greer as the Village Code/Zoning Officer, effective immediately.

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

NAYS: None

Motion carried unanimously.

Walter Wood Law Office Building: On motion by Trustee Miller, second by Trustee Murphy, the Village Board voted to accept the Walter Wood Law Office Building as an addition to the Village Archive Collection and designate the Aurora Ledyard Historical Society to manage the building removal, restoration, and relocation.

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

NAYS: None

Motion carried unanimously.

Local Law #3 of 2025:

**VB RESOLUTION #25-41 INTRODUCING AMENDMENTS TO THE 2024 VILLAGE ZONING LAW
Local Law #3 of 2025**

WHEREAS, it is the intention of the Village of Aurora to maintain a viable land use law as the Village of Aurora Zoning Law, and

WHEREAS, the Community Preservation Panel (CPP) has requested revisions to Article VII Historic Preservation in the Village Zoning Law; and

WHEREAS, the Village of Aurora Board of Trustees, at their August 20, 2025, regular meeting agreed to consider the CPP's request; and

WHEREAS, this is a Type II Action action pursuant to 6 NYCRR §617.5(c) (26 & 33) requiring no further SEQR review; and

WHEREAS, at a regular meeting of the Village Board of Trustees of the Village of Aurora, County of Cayuga, State of New York, held at the Village Hall, 456 Main Street, Aurora, New York, at 6:00 p.m. on September 17, 2025, the following members of the Village Board of Trustees being present:

Trustee James Balloni

Trustee Matt Bianconi

Trustee L. John Miller

Trustee Janet Murphy

Mayor James Orman

The instant Resolution came to be heard and considered:

NOW THEREFORE, BE IT RESOLVED, by the Village Board of Trustees of the Village of Aurora as follows:

1. The Village Board of Trustees hereby introduces proposed amendments to Local Law #2 of 2024 in the form annexed hereto for consideration and adoption.
2. The Village Board of Trustees hereby determines that the aforementioned Local Law is a Type II action as defined in 6 NYCRR §617.5(c) (26 & 33)
3. The Village Board of Trustees has properly noticed a Public Hearing on the Proposed Amendments to Local Law #2 of 2024 to be held at Village Hall on October 15, beginning at 6:00 p.m.;
4. The Village Board of Trustees authorizes the Village Clerk to submit the Proposed Amendments to Local Law #2 of 2024 to Cayuga County Planning for mandated 239 l, m, and n review

Now upon the Motion of Trustee Murphy and Seconded by Trustee Balloni, a roll-call vote is tallied by the Village Clerk as follows:

Trustee Balloni - AYE

Trustee Bianconi - AYE

Trustee Miller - AYE

Trustee Murphy - AYE

Mayor Orman - AYE

At least 3 of the above-named Village Board of Trustee members having voted in the affirmative, this resolution is adopted this 17th day of September 2025.

Board Alternate Appointments: On motion by Trustee Balloni, second by Trustee Miller, the Village Board voted to approve Mayor Orman's Board alternate appointments of Kevin Fitzgerald for Community Preservation Panel, David Czekai for Planning Board, and Jim Kirkwood for Zoning Board of Appeals.

During discussion, Trustee Murphy questioned if the Board chairs were consulted on the mayor's appointees. Mayor Orman replied that he spoke with one chair who requested a meeting with the candidate.

On motion by Trustee Balloni, second by Trustee Bianconi, the Village Board voted to rescind the motion and table the discussion/vote on the Board alternate appointments to the October 15, 2025 meeting, to give Mayor Orman time to confer with the Board chairs for their input.

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

NAYS: None

Motion carried unanimously.

Executive Session: On motion by Trustee Balloni, second by Trustee Murphy, the Village Board voted to enter into Executive Session at 7:05 p.m., to discuss a public safety issue and a potential litigation issue.

AYES: Balloni, Miller, Murphy, and Orman

NAYS: None

ABSENT: Bianconi

Motion carried.

No action was taken during Executive Session.

On motion by Trustee Miller, second by Trustee Balloni, the Village Board voted to adjourn Executive Session at 7:20 p.m.

AYES: Balloni, Miller, Murphy, and Orman

NAYS: None

ABSENT: Bianconi

Motion carried.

Adjournment: On motion by Trustee Murphy, seconded by Trustee Balloni, the Village Board voted to adjourn the meeting at 7:21 p.m.

AYES: Balloni, Miller, Murphy, and Orman

NAYS: None

ABSENT: Bianconi

Motion carried.

Respectfully submitted,

Ann Balloni

Village Clerk