

Village of Aurora Board of Trustees March 5, 2026 Special Meeting Minutes

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

Present: Mayor James Orman, Trustees JD Balloni, Matt Bianconi, John Miller, and Janet Murphy

Others Present: Village Clerk Ann Balloni

Call to Order: Mayor Orman called the special meeting to order at 5:00 p.m.

Resolution To Finalize the Sale of the Water Treatment Plant

VILLAGE OF AURORA BOARD OF TRUSTEES
RESOLUTION AUTHORIZING PURCHASE OF
WATER PLANT FROM WELLS COLLEGE

Introduced by: Trustee Balloni

Seconded by: Trustee Bianconi

Dated: March 5, 2026

WHEREAS, Wells College currently owns a water tower, pumps, intake pipe, equipment, treatment plant and certain transmission and distribution infrastructure (collectively, the “Water Plant”) that provides the Village of Aurora (the “Village”), the Wells College campus, and Village customers with water pursuant to a Water Agreement by and between Wells College and the Village dated April 1, 1999; and

WHEREAS, Wells College is in the process of winding down its operations, will eventually cease to exist and, the Village has been operating the Water Plant pursuant to a Water Plant Management Agreement between Wells College and the Village dated September 19, 2024; and

WHEREAS, the Village and Wells College have entered into an agreement by which the Village will acquire ownership of the Water Plant, its equipment, replacements, materials and improvements, together with the Water Plant Operator’s house parcel and the related water tank parcel, with said parcels of real property being identified as Tax Map Nos. 193.05-1-1-.12 and 193.05-1-1.13 (the “Conveyance”); and

WHEREAS, a public hearing was held on March 19, 2025, after which the Village Board of Trustees voted to proceed with the Conveyance; and

WHEREAS, the Village now wishes to close on the conveyance and authorize the Mayor to sign such documents as may be necessary to accomplish the same.

NOW, THEREFORE BE IT RESOLVED, as follows:

1. The foregoing recitals are hereby incorporated as if set forth herein at length.
2. The Village Board of Trustees hereby authorizes the Mayor to execute any and all documents which he may deem necessary or convenient to close on the Conveyance and transfer ownership of the Water Plant and all system improvements, the Water Plant Operator’s house, and related parcels of real estate to the Village.

Upon Roll Call Vote:

Trustee Matt Bianconi AYE
Trustee John Miller AYE
Trustee Janet Murphy AYE
Trustee JD Balloni AYE
Mayor James Orman AYE
Carried unanimously.

Wells College Request to the Village to Waive the Right of First Refusal for Certain Wells College Properties

Mayor Orman confirmed that the properties included in the waiver are the president's house (Thomas House), the boathouse, and the boathouse lawn. Per Wells, it is a condition of the Hiawatha's purchase offer for the Village to waive their right-of-first refusal (ROFR).

Trustee Murphy remarked that the Wells Legacy Society informed her that the Inns of Aurora waived their ROFR specifically for the Hiawatha purchase and recommended that the Village make that stipulation as well.

The Trustees discussed the importance of the boathouse and boathouse lawn to the village and the Village purchase offer for the properties sent to Wells in November 2024 that never received a reply. Trustee Miller suggested a negotiation to determine if the Village can continue to have use of the land. The Trustees agreed that a consultation with the village attorney is warranted before deciding and then scheduling another special meeting for next week.

On motion by Trustee Balloni, second by Trustee Miller, the Village Board voted to table a decision on waiving their right-of-first refusal for certain Wells properties until a consultation with the village attorney is scheduled.

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

NAYS: None

Motion carried unanimously.

Adjournment: On motion by Trustee Murphy, seconded by Trustee Balloni, the Village Board voted to adjourn the meeting at 5:45 p.m.

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

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk