

VILLAGE OF SHERMAN

MINUTES OF THE MUNICIPAL ZONING BOARD MEETING & REGULAR MEETING OF THE BOARD Wednesday, February 11, 2026 at 6:00pm

Mayor Meeder called the meeting to order at 6:00pm and lead everyone in the Pledge of Allegiance. Board members Colleen Meeder, Ryan Sanders, Dennis Watson, Danielle Crane, and Gary Emory; Clerk-Treasurer Jeanette Ramm; Director of DPW Jay Irwin; and the press were in attendance.

RES 2026-02-11.1: MINUTES

Motion to accept the previous minutes of the Regular Meeting of the Village Board of Trustees held Wednesday, January 14, 2026. *(No Special Meetings were called for Stormwater.)*

Moved by Trustee Watson Seconded by Trustee Emory

Ayes: 5 Nays: 0 Carried

Motion to suspend the regular meeting and enter into the Municipal Zoning Board Meeting.

Moved by Trustee Crane Seconded by Trustee Emory

Ayes: 5 Nays: 0 Carried

MUNICIPAL ZONING BOARD MEETING

RES 2026-02-11.2a: ANNUAL DUMPSTER SPECIAL USE PERMITS

Motion to approve the following annual dumpster permits:

- Mama's Pizza (111 W Main St) – commercial with no conditions
- Sherman Hotel (133 W Main St) – commercial with no conditions
- Stanley Hose Company (122 Park St) – commercial with no conditions

Moved by Trustee Emory Seconded by Trustee Crane

Ayes: 5 Nays: 0 Carried

RES 2026-02-11.2b: STANLEY HOSE PERMIT FEES

Motion to waive the permit fees for Stanley Hose Company for the Annual Dumpster Special Use Permit.

Moved by Trustee Emory Seconded by Trustee Crane

Ayes: 5 Nays: 0 Carried

Enforcement Officer Greg Gormley has sent a letter to residents regarding trash and trash storage, and other secondary issues that arise from this, for example rats. This letter is in response to a complaint about rats near First Street. The letter informs residents what the law states and urges good, responsible behaviors.

Motion to close the Municipal Zoning Board Meeting and resume the regular meeting of the Board.

Moved by Trustee Sanders Seconded by Trustee Watson

Ayes: 5 Nays: 0 Carried

REGULAR BOARD MEETING:

DEPARTMENTAL REPORTS FROM DPW DIRECTOR

Water/Sewer/Streets/Stormwater

- The motor for the ‘leaf vac’ has been repaired, that will be put back together in spring.
- The Valentine’s Day lights have been put up along Main Street.
- There have been a few frozen water lines which we’ve sorted out.
- The extreme cold weather caused some issues with the overwatch system which had issues turning back on after switching systems, and we’re still waiting for the alarm system problem to be resolved.

CAPITAL PROJECT UPDATES

STORMWATER

- Upper Basins Project
 - Chautauqua County Soil & Water Conservation District (CCSWCD) is placing rock at the dry detention pond; David Spann is waiting on completing the diversion swale, otherwise it could bring in water while they are working in the dry pond. This work is expected to be completed this week, to be followed by B&L’s inspection and determination of “substantial completion” at the end of the month. Stabilization, reclamation, and beautification will resume in spring and summer (some after the project closes, working with optimal weather for seeding and planting).
 - JD Northrup is completing the directional drilling from Miller Street to dry detention pond, expected to be wrapped up this week.
 - The installation of the flood bench at the Sherman Appts is nearly complete, stabilization, reclamation, and beautification to follow.
- Project Budget review
 - The Village is well within the project budget and bond resolution, however the final long-term financing of debt with USDA Rural Development (RD) must be closed in May 2026 for compliance with General Municipal Law and within the calculated debt limit.
 - Mayor Meeder is working with fiscal advisors and bond counsel in preparation of the closing.
 - Remaining costs involve the final survey and as-built drawings required by RD and now as a requirement to close the SPDES permit with NYSDEC.
 - CCSWCD is gathering final cost estimates, weather conditions and additional environmental reviews that delayed the start of the project drove up costs from CCSWCD’s first proposed contract.

COMPLETE STREETS

CCPEG-EGF Chautauqua County Partnership for Economic Growth – Economic Growth Fund

- Application Due February 27, 2026
- **Planning and Technical Assistance** of \$20,000 request for a \$30,000 Concept Plan
- The Village of Sherman intends to apply for planning and technical assistance for the Complete Streets Design and conceptual plans to be used toward NY Forward, NYS DOT TAP, and other grant applications for the next phase of street design, particularly related to Main St, Park St, and the proposed trail bridge.

CHRIC HOUSING PROJECTS

- **CDBG Housing Project #1071HR324-23**
 - Final Pay App was submitted 1/7/2026.
- **MMHR – The Mobile & Manufacture Home Replacement Grant**
 - Mayor Meeder met with the Office of Homes & Community Renewal regarding an extension on the current grant to expire at the end of 2026.
 - CHRIC is beginning the environmental requirements in order for the Village to receive approval of ‘the plan/project’ by the OCR; with the approved plan the Village can then formally request an extension, but not before. CHRIC’s administration of the project is eligible for reimbursement, regardless of the successful project completion, therefore the Village is at no risk of incurring the expenditure.
 - According to NYS law there is a five-year limit to complete the grant, which means we can only ask for an extension two more times. Specifically, the years 2026-2027 and 2027-2028.
 - Once NOFA Notice of Funding Applications are announced, the Village and CHRIC will be meeting with OCR to strategize how and who should be applying for what grants opportunities to supplement the Village of Sherman MMHR grant and other program grant shortfalls.

FOOD PANTRY GRANT

ACAC (Area Christian Action Council) has reimbursed the Village for the grant amount of \$4,000 from the FeedMore WNY Grant from August 2025.

DRI (Downtown Revitalization Initiative) and NYF (NY Forward) Program Application

Awards should start being announced in March, broken into different areas, over a number of weeks.

COMMITTEE & AGENCY UPDATES

PLANNING BOARD

- Met Monday, February 11, 2026
- Reviewed project progress and heard from the mayor about the opportunities for new projects and the challenges with time and resources in prioritizing those projects.
- Focus – Downtown Main Street concept plans for agency collaboration & approval.
- Anticipated further growth and development of The K9 Complex.
- Discussed business cooperation for the growth and betterment of the community.
- Discussed street maintenance and sidewalk issues and determined that we should begin with Willard Street in the spring. This may depend on when the school makes improvements to the parking lot, we would prefer to work alongside them, so we only disturb that area once. East and Edmunds are also high on the list of streets needing work.
- Next scheduled meeting, Monday April 27, 2026, at 4pm at the Village Office.

FRENCH CREEK YORKER MUSEUM

- Pam Brown from the Harmony Historical Society has provided us with a reference in our search to source a log for the log dwelling.
- Pres. Roberta Tenpas is looking into covered gutters to keep out leaves that clog up the down spouts.

TRAILS

- Chautauqua Lake Central School – Dan McCray’s Technology students are designing and building benches and bike racks for the Village of Sherman through their “Service-Learning Projects” program.
- Estimated \$890 for materials for the three bike stations.

MEMORIAL DAY

- 2026 is America’s 250th Year Celebration.
- Memorial Day will be Monday, May 25th.
- We are looking for suggestions for speaker(s).
- The Parade will begin at 10am from the school parking lot moving down Willard to Main Street, then up Church Street to the Village Commons, Memorial Park. The route has been shortened compared to previous years.

SHERMAN CHAMBER OF COMMERCE

- Met 2/10/2026 and proposed doing an event to break the winter.
- The Fund Raiser will be a “Cabin Fever Dice Run” on March 28th.
- Next Meeting Thursday, March 12, 2026

SHERMAN DAY COMMITTEE

- The theme will probably be in line with America’s 250th anniversary.
- Next Meeting TBD.

MAYOR

- The Single Audit performed by JMA (Johnson, Mackowiak & Associates) is wrapping up. The term “Single Audit” sounds like a simple assessment, but in fact it is a higher-level audit. The Village is required to have this full compliance audit because we have expended significant federal funds.
- The NYS OSC review of the 2024-2025 FY AFR – Annual Financial Report is complete, however they are taking issue with the reporting of the \$5,000 principal paid on the Stormwater BAN, even after the CPAs and fiscal advisors have explained.
- Budget 2026-2027 - there was preliminary discussion over the proposed budget. Using spreadsheets the mayor explained how an increase slightly over the tax limit was needed and how it would affect residents. As part of the village expenses, the cost of village garbage bags was addressed. They have been \$3 per bag since before Mayor Meeder was elected, so complaints about the cost are unwarranted. Village trash collection is more of a complimentary service because the village doesn’t make any money from it. Other expense discussions covered updating the water and sewer software (not a priority at this time), updating the code software to have a consolidated program that assists with reporting, trash rack glides for stormwater issues on the athletic field, lights for the mural, replacing equipment, debt, etc. She discussed cash flow and compared previous and current expenditure. More details will be covered during the public hearing at the next regular meeting.
- Mayor Meeder met with Divine Jones from CCE-Cattaraugus County regarding a Home Repair and Energy Fair this Fall 2026.

PUBLIC PARTICIPATION

There was no public present.

FINANCIAL REPORTS FROM CLERK-TREASURER

Community Bank Accounts:

General Checking Account: Balance (02/11/2026) is \$18,135.73 & book balance \$18,126.59

NYS Fund Bank Account: Balance (02/11/2026) is \$0.00

Bldg/Wtr Project Bank Acct: Balance (02/11/2026) is \$470.43

Parks Fund Account: Balance (02/11/2026) is \$803.81

Stormwater Fund Account: Balance (02/11/2026) is \$644.19

Climate Smart Account: Balance (02/11/2026) is \$0

NYCLASS Account: Balance (02/11/2026) is \$284,060.57

Of which is: General Funds \$587.84

Capital Funds \$255,842.52

Contains Stormwater BAN proceeds and Bldg Proj. Balance

Debt Funds \$570.31

Repair Reserve Funds \$27,059.90

Receipts: Total \$51,406.27

RES 2026-02-11.3: VOUCHER #9 2026

Motion to accept Voucher #9 for \$235,183.17 for January 2026, of which \$51,590 is from the NYS Special Fund, \$10,470 is from the Water Project Fund, \$0 is from the Parks Fund, \$92,129.22 from the Stormwater Project Fund, and \$0 is from the Climate Smart/Economic Development Fund.

Moved by Trustee Watson Seconded by Trustee Sanders

Ayes: 5 Nays: 0 Carried

NEW BUSINESS:

RES 2026-02-11.4: REED FARMS LEASE AGREEMENT

Motion to accept the mayor's recommendation for no change to the land lease agreement with the Reed Farms at \$32/acre, with the exception of prorated credit for acreage disrupted by the Stormwater Upper Basins Project.

Note: This will be reduced from prior year's acreage with the installation of the dry detention pond.

Moved by Trustee Emory Seconded by Trustee Watson

Ayes: 5 Nays: 0 Carried

RES 2026-02-11.5: CCPEG – GRANT APPLICATION

Motion to approve the application to Chautauqua County Partnership for Economic Growth (CCPEG) for the Economic Growth Fund (EGF) grant for the purpose of providing engineering planning and technical assistance to develop a coordinated conceptual design for a comprehensive Downtown Sherman Streetscape Improvement, (*beginning at the E Main St and CR2T intersection*); expenditure not to exceed \$30,000.

Moved by Trustee Crane Seconded by Trustee Watson

Ayes: 4 Nays: 1 (Emory) Carried

RES 2026-02-11.6: CHQ COUNTY LAND BANK ASSISTANCE FOR 174 W MAIN ST

Motion to approve and request Chautauqua County Land Bank to assist the Village of Sherman in acquiring the 174 West Main Street parcel for redevelopment:

WHEREAS, real property located at 174 West Main Street in the Village of Sherman, is a significant part of the Village of Sherman's Main Street Revitalization Program.

WHEREAS, the house owned by David Rosado at 174 West Main Street in Sherman, New York is in bank foreclosure, filed by Carrington Mortgage Services, LLC on September 30, 2022; and

WHEREAS, the house was condemned June 15, 2022, under NYS Property Maintenance Code, Section 305 Interior Structure; and

WHEREAS, said property is extremely important for the Village of Sherman's Main Street Revitalization; and under the Village's Local Laws, the property is now vacant and listed as abandoned and paperwork was sent to David Rosado for the total sum of \$750 added to the taxes for property maintenance pursuant to the Local Law 02-2019. Currently it appears that there are additional outstanding taxes to the Village pursuant to the attached document.

NOW THEREFORE, the Village asks for the Chautauqua County Land Bank to assist the Village in acquiring the parcel for redevelopment.

WHEREFORE, on the motion of Trustee Crane, seconded by Trustee Emory, the foregoing Resolution was put to a vote of the members of the Village Board of the Village on February 11, 2026, the result of which vote was as follows:

Colleen Meeder, Mayor	<u>Aye</u>
Ryan Sanders, Deputy Mayor	<u>Aye</u>
Dennis Watson, Trustee	<u>Aye</u>
Gary Emory, Trustee	<u>Aye</u>
Danielle Crane, Trustee	<u>Aye</u>

The foregoing resolution was thereupon declared duly adopted.

RES 2026-02-11.7: PUBLIC HEARING OF PROPOSED LL 1-2026

Motion to introduce the proposed Local Law 1 of 2026 authorizing a property tax levy in excess of the limit established in General Municipal Law §3-c for fiscal year commencing June 1, 2026; and schedule and publish notice of the Public Hearing of Proposed LL 1 of 2026 for Wednesday, March 11th, at 6pm, at the Village Hall.

Moved by Trustee Watson Seconded by Trustee Crane

Ayes: 5 Nays: 0 Carried

Tentative Public Hearing of the 2026-2027 Budget to be held Wednesday, April 8th, at 6pm.

PROPOSED Local Law No. 1 of the year 2026

Village of Sherman, County of Chautauqua

A local law authorizing a property tax levy in excess of the limit established in General Municipal Law §3-c

Section 1. Legislative Intent

It is the intent of this local law to allow the Village of Sherman to adopt a budget for the fiscal year commencing June 1, 2026, that requires a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law § 3-c.

Section 2. Authority

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government's governing body to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty percent (60%) of said governing body.

Section 3. Tax Levy Limit Override

The Board of Trustees of the Village of Sherman, County of Chautauqua, is hereby authorized to adopt a budget for the fiscal year commencing June 1, 2026, that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

Section 4. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court’s order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective date

This local law shall take effect immediately upon filing with the Secretary of State.

There may be a need to call a Special Meeting for the agenda items involving the Stormwater Project.

Motion to adjourn the meeting at 7:47pm.

Moved by Trustee Sanders Seconded by Trustee Emory

Ayes: 5 Nays: 0 Carried

Respectfully Submitted,
Jeanette Ramm
Clerk-Treasurer

**Next Meeting: Interim Special Meeting(s) may be held for the Stormwater Project.
Public Hearing & Regular Meeting Wednesday, March 11, 2026, at 6pm.**