

Regular Meeting #7

A Meeting of the Mayor and Board of Trustees of the Village of Sloan was held on December 14, 2021, 7:00pm at the Sloan Municipal Building, 425 Reiman Street, Village of Sloan, County of Erie, and State of New York. Meeting called to order at 7:00pm.

Due to Covid-19 pandemic, meeting was not open to the public but video recorded and posted on Facebook Live.

Pledge of Allegiance

Roll Call: Mayor Thomas Ferrucci Present
Trustee Eric Czubaj Present
Trustee Paula Bruscani Present
Trustee Linda Ostempowski Present
Trustee Jennifer Kregg Present

Approval of Regular Meeting Minutes of November 9, 2021, and Audit Meeting and Work Session Minutes of November 23, 2021 as submitted.

Motion by Trustee Ostempowski, Second by Trustee Bruscani

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg
Nays: None

Approval of Budget Modification #4 of the 2021/2022 General Fund Budget as follows:

From:	Amount:	To:
1990.400 Contingent Account	\$1,528.65	1910.400 Insurance Bonding- Liability
5010.100 Street Admin- Pers	487.42	5010.407 Street Admin- Travel & Expense
5110.400 General Repairs- Cont	1,028.62	5410.400 Sidewalks- Contractual
7180.406 Special Rec- Water	87.79	7180.419 Spec Rec- M&R of Building
8120.426 Sewer Rental	16,723.10	CD8662.400 Special Grant- Public Works

Motion by Trustee Ostempowski, Second by Trustee Kregg

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg
Nays: None

Approval of Abstract 014, vouchers 263 through 289 of the 2021/2022 General Fund Budget for a total payment of \$193,597.12.

Motion by Mayor Ferrucci, Second by Trustee Czubaj

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg
Nays: None

Approval of Abstract 014 of the Capital Sewer Project Budget, vouchers 27 and 28, for a total payment of \$18,915.75.

Motion by Trustee Ostempowski, Second by Trustee Bruscani

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg
Nays: None

Department Reports

Highway- Mayor Ferrucci: Leaf pickup complete for the year, Overnight parking ban in effect from 2:00am until 7:00am, Contractor snow plow permit requirements, request residents to not throw or plow snow into streets

Fire Department- Mayor Ferrucci: Department transitioning to electronic patient records per NYS DOH mandate

Seniors- Mayor Ferrucci: Two holiday parties catered by Potts Deli, 10th Annual Cookie Bake/Giveaway

Attorney- Jim Vallone: Deputy Mayor and Clerk meeting with County Clerk Kearns

Clerk- Debra Smith: Holiday trash schedule and December bulk pickup, 2022 WM guides being mailed, Renew Local and green envelope campaign by Erie County DMV

Board Reports

Kregg- Holiday childcare December 11th 1:00 to 5:00pm. Little Free Pantry update.

Bruscani- Gierlach Post turkey and food drive by December 16th, Basket Raffle for Sloan in-need families- drawing on December 20th 12:00pm via Facebook Live

Ostempowski- Tree Lighting and Village Holiday Event

Czubaj- Meeting with County Clerk Kearns regarding Zombie Initiative and Stay-in-Your Home Campaign, Sloan inventory of residential and commercial vacancies

Ferrucci- 2021 year in review of sewer project and other village work, Happy Holidays to our residents and their families

Fire Hall Requests

Stephanie Messecar 12/19/2021

Kenneth Koterak 1/29/2022

Motion by Trustee Ostempowski, Second by Trustee Czubaj

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg

Nays: None

Amend Village Hall Hours

Motion by Trustee Bruscani, Second by Trustee Ostempowski to amend Village Hall hours to Monday through Friday, 9:00am to 4:00pm, effective immediately.

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski

Nays: Trustee Kregg

Appointment

Motion by Mayor Ferrucci, Second by Trustee Ostempowski to approve membership in the Sloan Active Hose Co. No. 1 for Thomas Will, effective immediately.

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg

Nays: None

Junk Yard Licenses

Motion by Trustee Kregg, Second by Trustee Ostempowski that upon the recommendation of the Village Code Enforcement Officer to approve the 2022 Annual Junk Yard Licenses for Greg's Auto Parts, Marks Auto Parts, 2060 Auto Parts, 2150 Auto Recyclers, Mini-Vans and SUV's of WNY, M&MU Pull-It and Suburban Collision.

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg

Nays: None

Resolutions

2022-21 Zombie Home Initiative

WHEREAS, a "Zombie Foreclosure" occurs when a homeowner vacates their property after a mortgage default and threat of foreclosure, with the home becoming a "Zombie" because the bank has not completed the foreclosure process; and

WHEREAS, the longer a property remains in the foreclosure process, the more often neighboring homeowners will struggle with a multitude of issues, such as an unattended home becoming a danger to children, a potential place for vagrants and squatters to move in without fear of eviction, as well as unkempt landscaping leading to an increase in unwanted wildlife during the summer months and obstructed sidewalks during the winter months; and

WHEREAS, vacant homes diminish the value of surrounding properties, sometimes significantly lowering the sale price of an entire street, and blighted properties may result in demolition; and

WHEREAS, diminished property values present budgetary and property tax revenue challenges for towns, villages and cities in Erie County; and

WHEREAS, the Erie County Clerk, Michael P. Kearns, and the Western New York Law Center (the "Law Center") for over a decade have been undertaking various efforts and initiatives to combat the impacts that Zombie Foreclosures have on neighborhoods in Erie County; and

WHEREAS, the New York State Legislature passed the 2016 Zombie Property and Foreclosure Prevention Law (the "Zombie Foreclosure Law"), which in part amends New York Real Property Actions and Proceedings Law ("RPAPL") Section 1308 to require holders of first lien mortgages, or their servicing agents, to secure and maintain vacant one-to-four family properties; and

WHEREAS, the Law provides the following tools in the fight against Zombies: banks or servicers that fail to maintain properties can face potential penalties of up to \$500 per day per property; creation of an expedited foreclosure process; and, RPAPL Section 1310's establishment of a statewide database of abandoned properties to be maintained by the New York State Department of Financial Services;

WHEREAS, the Erie County Legislature has provided the Erie County Clerk, Michael P. Kearns, and the Western New York Law Center with effective resources to: deliver technical assistance to County municipalities; engage the community to persuade lenders to complete the foreclosure process and perform regular property maintenance; and enforce the Zombie Foreclosure Law; and

WHEREAS, in September of 2019, Erie County Clerk, Michael P. Kearns, announced the creation of the Erie County Clerk's ZOMBIES Initiative (Zero tolerance; Open lines of communication; Municipal participation; Bank accountability; Investment in neighborhoods; Engage and educate communities; Solutions) to provide additional resources to Erie County municipalities and communities facing Zombie Foreclosures; and

WHEREAS, the emergence of the COVID-19 pandemic and its widespread financial impacts caused the statewide default on mortgages to soar to 11.8% at the height of the pandemic, and recent numbers from October 2021 showed that 7.4% of all homeowners in New York State were behind on their mortgage payments; and

WHEREAS, in February of 2021, the Erie County Clerk and members of the Erie County Zombie Foreclosure Task Force created the “Stay in Your Home Campaign” to introduce effective strategies to combat foreclosures caused by the COVID-19 pandemic; and

WHEREAS, ever changing state and federal regulations have temporarily staved off a surge in foreclosures but it is anticipated that foreclosures will sharply increase once these measures end; and

WHEREAS, hundreds of homes in Erie County are currently considered “Zombies,” stuck in foreclosure limbo and a drastic increase in the number of foreclosures will escalate the possibility of more Zombie properties; and

WHEREAS, the Erie County Clerk’s ZOMBIES Initiative has resolved issues with dozens of Zombies in Erie County; and

WHEREAS, the County of Erie is New York State’s leader in combatting Zombies;

WHEREAS, tackling the problem of Zombies in Erie County requires effective communication and cooperation to ensure properties are appropriately targeted and municipalities have potent and practical resources to protect their communities.

NOW THEREFORE, BE IT

RESOLVED, that the Village of Sloan supports the Erie County Clerk’s ZOMBIES Initiative and the Stay in Your Home Campaign; and be it further

RESOLVED, that the Village of Sloan hereby pledges to avail itself of the technical assistance available from the ZOMBIES Initiative to develop a strategy to address and prevent Zombies; and be it further

RESOLVED, that the Village of Sloan encourages community engagement to report Zombies; and be it further

RESOLVED, that the Village of Sloan Clerk shall forward a certified copy of this resolution to Erie County Clerk, Michael P. Kearns.

Motion by Mayor Ferrucci, Second by Trustee Ostempowski

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg

Nays: None

Resolution 2022-22 K&S Contractor Supply, Inc.

WHEREAS, as a result of advertisement by the Town of Cheektowaga, bids were received on March 3, 2021 for the furnishing of SDR-35 Sanitary Sewer Pipes and Fittings for the Town of Cheektowaga; and

WHEREAS, seven (7) bids were received and referred to the Town of Cheektowaga Engineering Department for analysis and tabulation; and

WHEREAS, General Municipal Law (GML) §103, subsection 16, allows for any political subdivision or of any district therein authorized to make purchases of apparatus, materials, equipment or supplies, or to contract for services related to the installation, maintenance or repair of apparatus, materials, equipment, and supplies, to make such purchases, or may contract for such services related to the installation, maintenance or repair of apparatus, materials, equipment, and supplies, as required by such political subdivision or district therein through the use of a contract let by the United States of America or any agency thereof, any state or any other political subdivision or district therein if such contract was let to the lowest responsible bidder or on the basis of best value.

NOW THEREFORE, BE IT

RESOLVED, that the Board of the Village of Sloan hereby authorizes Mayor Ferrucci to enter into a contract with:

K & S Contractors Supply

1971 Gunnville Road

Lancaster, NY 14086

for furnishing of SDR-35 Sanitary Sewer Pipes and Fittings at the specifications as bid by the Town of Cheektowaga, and hereby attached and made part of this resolution, effective immediately.

Motion by Trustee Ostempowski, Second by Trustee Bruscani

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg

Nays: None

Adjournment

Motion by Mayor Ferrucci, Second by Trustee Czubaj to adjourn meeting at 7:40pm.

Ayes: Mayor Ferrucci, Trustee Czubaj, Trustee Bruscani, Trustee Ostempowski, Trustee Kregg

Nays: None

Respectfully Submitted,

Debra M. Smith

Village Clerk/Treasurer