

**Village of Homer**  
**Regular Meeting of Trustees, April 13, 2020, 7:00pm**

This meeting was held during the Covid-19 stay at home order. The meeting was held at the Village Hall with limited people (under ten) and sat six feet apart. We were in compliance with social distancing and even though the open meetings act was not in effect, the Village tried to comply with the rules to the best of their ability.

Those present: Village Trustees: Jim White, Guy James, Joe Bear, and Zach Wells, not present, Mike Johnson, and Kevin Knott, also present, Village board President, Raymond Cunningham, Village Clerk, Sharon Jeffers, Treasurer, Cindy Pruitt, and Maintenance, Ryan Byerley.

Public comment was accepted prior to meeting via Facebook, email, and phone.

Herb Lacey did not like the idea of meeting with closed doors.

Ross Ingerson thought the water/sewer rates should be voted on during a meeting that the public could attend.

Facebook comments, 5 people, were against the rate increase, and thought it should be voted on when the public could attend.

Board Comments: There will be a special meeting on May 4<sup>th</sup> pending the pandemic, to discuss the appeal on a nuisance property. Other items on the agenda that night will be TIF application for the Homer Opera House and evaluate Goad trust investment.

Cemetery mower garage is in desperate need of a roof. Bids are being collected at this time.

Minutes: Jim White made the motion to approve, regular, budget, personnel, and buildings and grounds minutes as presented, Zach Wells second the motion, all in favor, motion approved.

Village Bills: Guy James made the motion to pay Village bills as presented, Joe Bear second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, motion approved.

Reports: Joe Bear made the motion to approve water, treasurer, police, maintenance, zoning, and sewer reports as presented, Guy James second the motion, all in favor, motion approved.

- No late fee this month on water bills due to Covid-19
- Goad fund, should rearrange more money to mutual funds
- Place a sign, no through traffic at alley between Church and East St
- Wabash well, remove pump when a truck is in area, turn off electricity
- Ordinance Committee meeting in May or June to review zoning ordinance/unfinished permits
- Remove voles from the Village Hall yard

Park Outhouse: Zach Wells made the motion to remove outhouse from the park, Guy James second the motion, all in favor, motion approved.

Village Hall parking lot drainage: Zach Wells made the motion to approve bid from Dodd Contracting Services in the amount of \$10,936.00 for repairs to parking lot drains and \$2,400.00 to run drains for building gutters, Joe Bear second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, motion approved.

Parking Lot paving: Joe Bear made the motion to accept bid from Elite Paving in the amount of \$98,640.00 for repaving the Village Hall parking lot, Zach Wells second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, motion approved.

Suez Water Tower Maintenance Agreement: Guy James made the motion to enter into an agreement with Suez for water tower maintenance, Joe Bear second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, motion approved.

July 4<sup>th</sup> Fireworks: Zach Wells made the motion to continue with July 4<sup>th</sup> fireworks, Jim White second the motion, all in favor, motion approved.

Water and Sewer rate ordinances: Guy James made the motion to table rate increase ordinances until the May meeting, Zach Wells second the motion, all in favor, motion approved.

Radio Reads: Jim White made the motion to purchase 110 radio reads in the amount of \$14,853.00 to be paid out of water FY21, Zach Wells second the motion, roll call vote: Joe Bear, yes, Guy James, no, Zach Wells, yes, Jim White, yes, motion approved.

Radio Reads: Joe Bear made the motion to purchase 53 radio reads in the amount of \$7155.00 to be paid out of TIF FY21, Zach Wells second the motion, roll call vote: Joe Bear, yes, Guy James, recuse, Zach Wells, yes, Jim White, recuse, Raymond Cunningham, yes, motion approved.

Repairs to Police Vehicle: Zach Wells made the motion to repair air conditioner on Tahoe in the amount of \$785.00, Guy James second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, motion approved.

Maintenance Building: Joe Bear made the motion to accept bid in the amount of \$21,411.00 from Eisenmann Construction for repairs the maintenance building roof to be paid from TIF Fy21, Zach Wells second the motion, roll call vote: Joe Bear, yes, Guy James, recuse, Zach Wells, yes, Jim White, recuse, and Raymond Cunningham, yes, motion approved.

MFT Agreement: Jim White made the motion to approve MFT Maintenance Engineering Agreement with Farnsworth Group, Guy James second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, motion approved.

MFT Resolution: Jim White made the motion to pass MFT Resolution for Maintenance in the amount of \$82,000 Guy James second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, motion approved.

MFT Estimate of cost: Jim White made the motion to pass MFT Estimate of maintenance costs in the amount of \$79,053.54, which included repairs to S Ellen St and Wabash St, Guy James second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, motion approved.

Summer Help: Zach Wells made the motion to hire Keegan Patterson at \$10.50 and hour and Jared Blacker at \$10 and hour starting May 4<sup>th</sup> pending school, for summer help, Jim White second the motion, roll call vote: Joe Bear, yes, Guy James, yes, and Zach Wells, yes, and Jim White, yes, motion approved.

Personnel recommendations: Jim White made the motion to approve Personnel Committee recommendations as presented, which includes Maintenance being changed to salary and removal of two grave opening costs for regular hours, Zach Wells second the motion, roll call vote: Joe Bear, yes, Guy James, no, Zach Wells, yes, and Jim White, yes, motion approved.

Blocks: Zach Wells made the motion to purchase concrete blocks for Maintenance building and sewer plant in the amount of \$1800, \$900 FY20 and \$900 FY21, Joe Bear, second the motion, roll call vote: Joe Bear, yes, Guy James, no, Zach Wells, yes, Jim White, yes, motion approved.

Cameras: Zach Wells made the motion to purchase new camera system for the Village Hall from Computer Solutions in the amount of \$1,943.99, to be paid from TIF, Joe Bear second the motion, roll call vote: Joe Bear, yes, Guy James, recuse, Zach Wells, yes, and Jim White, recuse, Raymond Cunningham, yes, motion approved.

Heritage TIF: Joe Bear made the motion to approve intergovernmental TIF Agreement with Heritage School District in the amount of \$25,000.00, Raymond Cunningham second the vote, roll call vote: Joe Bear, yes, Guy James, recuse, Raymond Cunningham, yes, Zach Wells, yes, and Jim White, recuse, motion approved.

Homer Fire Protection District: Joe Bear made the motion to approve intergovernmental TIF Agreement with Homer Fire Protection District in the amount \$12,500.00, Zach Wells second the motion, roll call vote: Joe Bear, yes, Guy James, recuse, Raymond Cunningham, yes, Zach Wells, yes, and Jim White, yes, motion approved.

2020/2021 Budget: Guy James made the motion to approve FY21 Budget as presented with changes as listed: Village improvements changed to \$30,500, TIF Maintenance building changed to \$28,000, Reduce Village Hall to \$100,000 and Cemetery change Buildings to \$6,500, Joe Bear second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, motion approved.

Cemetery Equipment: Guy James made the motion to pay off remainder of Cemetery Equipment to the Homer American Legion in the amount of \$37,500.00 for the Goad Fund, Zach Wells second the motion, roll call vote: Joe Bear, yes, Guy James, yes, Zach Wells, yes, and Jim White, yes, all in favor, motion approved.

Recycling: The owner of the company has been contacted and he is going to change our pick up from a rotation of twice a week, once a week, to twice every week. The board would like to have something in writing stating this.

Meeting dates: Zach Wells made the motion to approve FY21 meeting dates as presented with changing Octobers to the first Monday of the month, Jim White second the motion, all in favor, motion approved.

Adjourn: Zach Wells made the motion to adjourn, Jim White second the motion, all in favor, motion approved. Adjourn 9:46pm

Posted: Sharon Jeffers, Village Clerk

Village of Homer  
Special Meeting  
May 4, 2020  
7:00pm

This meeting was held during the Covid-19 Pandemic/Stay at Home order. The number of people attending was held to under 10, and six-foot distance was kept between attendees.

Those Present: Trustees: Kevin Knott, Guy James, Joe Bear, and Jim White, not present, Mike Johnson, and Zach Wells, also present, Village Board President/Mayor, Raymond Cunningham, Village Clerk, Sharon Jeffers, Maintenance, Ryan Byerley, and guest, Cody Lacey, and on phone, Jim Lacey.

Dumpster Day will be held on July 11<sup>th</sup> pending pandemic.

Discussion of Appeal from James Lacey.

James Lacey and his son Cody discussed that they had addressed the 31 pictures that they had received. They were not clear on what was to be done because all they received were pictures, and it was not explained what they were to do.

Mr. Lacey would like to have a detailed list of what he is to clean.

Trustee Jim White and Kevin Knott will meet to review the property from Village right away and write a list of items that need to be addressed. The list will be reviewed at Monday, May 11<sup>th</sup> meeting, and the list will then be sent to the lawyer, then sent to Mr. Lacey. Clerk Sharon Jeffers will be informed of what time they are going to meet. She will then contact Mr. Lacey so that he can meet with them.

It was discussed to give Mr. Lacey 30 days after the letter/list has been sent to him.

Adjourn: Guy James made the motion to adjourn, Jim White second the motion, all in favor, motion approved. Adjourn 7:40pm

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