

Village of Homer
Special Meeting
Zoning Hearing
June 14, 2021
6:00pm

Those Present: Village Trustees: Jim White, Joe Bear, Guy James, Skip James, Ray Ryerson, Mike Johnson, Village Mayor/Board President, Jeremy Richards, Clerk, Sharon Jeffers, Zoning Administrator, Dave Hermes, and residents Mr. and Mrs. Kent Pellet and family.

Mr. Pellet applied for a fence permit and it was granted, thirty days later he was told that the fence did not meet zoning regulations, the permit should not have been issued. Mr. Pellet is asking for a variance being the fence has been purchased and partially installed.

Jim White stated that a mistake was made. A variance would solve the issue but does not want to set a precedent. The fence does not cause a visibility issue.

Guy James asked if a drawing was submitted. A drawing was submitted and misinterpreted.

Guy James made a motion to recommend the board approve a variance to Mr. Pellet, 310 S West St, for insulation of fence, Ray Ryerson second the motion, all in favor, motion approved.

Guy James made the motion to adjourn, Ray Ryerson second the motion, all in favor, motion approved.
Adjourn: 6:09pm

Posted: Sharon Jeffers, Village Clerk

Village of Homer
Personnel Committee Meeting
June 21, 2021
6:00pm

Call to order

Those present: Personnel Committee; Skip James, Mike Johnson, and Jim White, Board members; Ray Ryerson, Joe Bear, and Guy James, Village Mayor, Jeremie Richards, and Maintenance Ryan Byerley.

Jeremy Richards stated that the reason for the meeting was due to boards concerns about the Maintenance Department spending over \$14,000/00 for cold patch to repair the roads. This has been an ongoing issue with the department. Spending without board approval.

Ryan Byerley spoke to the concern. He stated that he had made a mistake. He stated that in the future he will be sure to either contact the Mayor or Committee head that the expense will be coming from.

The board members reiterated that Ryan must do a better job of communicating about projects and cost of everything in the future.

Ryan updated the board on a few Village issues that are being addressed. (Storm drains First St)

Meeting concluded with Ryan understanding that he needs to call and confer with a board member or the Mayor before any major projects or expenses.

Meeting adjourn 6:35pm

Minutes taken by Mayor, Jeremy Richards, posted by Clerk, Sharon Jeffers

Village of Homer
Regular Meeting of Trustees
June 14, 2021
7:00pm

Those Present: Village Trustees: Jim White, Joe Bear, Guy James, Skip James, Ray Ryerson, Mike Johnson, Village Mayor/Board President, Jeremy Richards, Clerk, Sharon Jeffers, Treasure, Cindy Pruitt, Chief of Police, John Rouse, Maintenance, Dale Katterhenry, Engineer, Dennis Cummins, Zoning Administrator, Dave Hermes, and residents Mr. and Mrs. Kent Pellet and family, Mr. and Mrs. Brody Cole, Herb Lacey, and Billy Mitchell.

Board Comment: Joe Bear reported that the sidewalks around new restrooms would be done next week, the concrete around drains will not be done at this time. He also reported that an address was given to Clerk to bill railroad for mowing.

Mike Johnson said the road repairs are looking great.

Minutes: Mike Johnson made the motion to approve regular, TIF, Special, Cemetery, Water, and Library minutes as presented, Jim White second the motion, all in favor, motion approved.

Village Bills: Guy James made the motion to approve payment of Village bills as presented, Mike Johnson second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

- Cold patch for the road was not authorized but was necessary. Plan was not followed. A personnel committee meeting will be held to further discuss the issue.

Reports: Joe Bear made the motion to approve Treasurer, Police, Maintenance, Water, Zoning, Sewer, and Village Hall reports as presented, Skip James second the motion, all in favor, motion approved.

- Disposal authorization for water tower residue was presented
- Painting issues has slowed the progress of the tower, should be up and running next week
- New bathroom doors need to have seals
- Dumpster day went well
- Meter issue with resident was discussed, board said meter not bad, bill needs to be sent
- Village truck is on the schedule for repair
- Lift station will need to be vacked out. Chemical program will be implemented soon.
- Zoning, a letter was sent to illegal storage trailer was sent with no response. Will speak to owner again, if no response the next step will be taken.
- Tile project at Village Hall will be worked on to make a little more presentable for July 4th

Road Resurfacing Bid: Jim White made the motion to award MFT contract for resurfacing roads to Illiana in the amount of \$92,365.00, Mike Johnson second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Concrete Curb bid: Jim White made the motion to award MFT contract for concrete curb work to Illini Concrete Raising in the amount of \$14,930.00, Joe Bear second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Water Improvement Study: Joe Bear made the motion to enter into contract with Farnsworth to prepare Water Improvement Study in the amount of \$49,300.00, Ray Ryerson second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Business District: Joe Bear made the motion to enter into contract with Farnsworth to prepare Business District boundary map in the amount of \$7,500.00, Jim White second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, no, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Downtown Project: Guy James made the motion to end the current plan for downtown project, Mike Johnson second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, no, and Joe Bear, yes, motion approved.

- Only the sidewalks and curbs need to be repaired
- Use current survey done by Farnsworth

Variance: Guy James made the motion to grant variance for fence allowing 6' fence instead of 4' in front of house to Kent Pellet, 310 S West St, Jim White second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Pest control: Mike Johnson made the motion to continue pest control with Terminex, Ray Ryerson second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

205 S Church: Guy James made the motion to solicit bids for the demo of 205 S Church St, Mike Johnson second the motion, all in favor, motion approved.

Marketing Firm: Mike Johnson made the motion to hire Pronata Marketing To update web page and design brochures to promote the Village not to exceed \$3,500.00 to be paid from GF public relations, Jim White second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Ordinance 061421A: Joe Bear made the motion to pass Ordinance 061421A Entering into TIF redevelopment agreement with Charles Denney, Skip James second the motion, roll call vote: Skip James, yes, Ray Ryerson, recuse, Guy James, recuse, Jeremy Richards, yes, Mike Johnson, yes, Jim White, yes, Joe Bear, yes, motion approved.

Ordinance 061421B: Jim White made the motion to pass Ordinance 061421B approving and authorizing the execution of a professional services agreement for assistance with seeking a legislative extension of homer TIF district with Jacob & Klien, LTD and Economic Development Group LTD, Joe Bear second the motion, roll call vote: Skip James, yes, Ray Ryerson, recuse, Guy James, recuse, Jeremy Richards, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Village Hall parking lot resealing: Jim White made the motion to hire Elite Paving to seal and stripe Village Hall parking lot in the amount of \$10,301.44 to be paid with TIF funds, Joe Bear second the motion, roll call vote: Skip James, yes, Ray Ryerson, recuse, Guy James, recuse, Jeremy Richards, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Cemetery Leaf blower: Jim White made the motion to purchase a Stihl backpack leaf blower from Don's Auto in the amount of \$469.99 for the Cemetery, Ray Ryerson second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Storm Drain repairs: Guy James made the motion to have maintenance department repair storm drains at First and Josephine, First and West, and in Ray Ryerson's parking area as soon as possible, Ray Ryerson second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

New restroom insulation will be tabled until more quotes.

Grant writer: Jim White made the motion to hire Victor White for this fiscal year to write available grants for the Village at a cost of \$250 per grant written and 3-5% fee for each grant awarded, Mike Johnson second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Health Insurance: Guy James made the motion to enter into agreement with CMS for employee health insurance, Jim White second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Audit: Mike Johnson made the motion to hire Feller and Kuester to administer the Village FY21 audit, Guy James second the motion, roll call vote: Skip James, yes, Ray Ryerson, yes, Guy James, yes, Mike Johnson, yes, Jim White, yes, and Joe Bear, yes, motion approved.

Appropriation was presented for review

Nuisance properties were discussed. A tree on Village property on Crittenden needs to be trimmed and lot needs to be cleaned. Several properties need to have grass mowed. Staff will work on this.

Adjourn: Guy James made the motion to adjourn, Mike Johnson second the motion, all in favor, motion approved. Adjourn 9:15pm

Posted: Sharon Jeffers, Village Clerk