

Village of Homer
Personnel Committee Meeting
July 28, 2025

Those present: Committee members, Tammy Boen, Ray Ryerson, and John Dodd, Mayor Roger Faulkner, and Ordinance and Zoning Officer Charles Montgomery.

The meeting was a three-month review of the Ordinance and Zoning Officer Charles Montgomery.

The Committee discussed that they are pleased with the way things are going and the job that Charles is doing as Ordinance and Zoning Officer.

Charles was asked to provide the number of hours he has been spending at the job. Everyone agreed that this is an appropriate time for the work being done.

No complaints have been brought to the committee from residents.

Charles stated that he was satisfied with how the job was going. He has had a few complaints, but that is well within the norm for the position.

Tammy Boen motioned to adjourn, seconded by Ray Ryerson, all in favor, motion approved.

Adjourned: 7:25pm

Village of Homer
Regular Meeting
August 11, 2025
7:00pm

Those present: Trustees: Larry O'Neal, Skip James, Ray Ryerson, Tammy Boen, John Dodd, and Dalton Bailey, Mayor/Board President, Roger Faulkner, Clerk Sharon Jeffers, Treasurer Brody Cole, Maintenance/Water Ryan Byerley, Sewer Tom Parrish, Zoning/Ordinance Charles Montgomery, Engineer Dennis Cummins, Cindy Pruitt, Angela Faulkner, Pat Perry and Brett Perry.

No public comment

Board Comment: Tammy Boen stated she would like to schedule a personnel committee meeting to discuss hiring help for the maintenance department. Will schedule with committee.

Minutes: Ray Ryerson motioned to approve all minutes as presented, seconded by Tammy Boen, all in favor, motion approved.

Village bills: Dalton Bailey motioned to approve all Village bills as presented, seconded by Skip James, roll call vote: Larry O'Neal, yes, Skip James, yes, Ray Ryerson, yes, Tammy Boen, yes, John Dodd, yes, and Dalton Bailey, yes, motion approved.

Reports: Ray Ryerson motioned to approve all monthly reports as presented, seconded by Tammy Boen, all in favor, motion approved.

- Dennis Cummins from Farnsworth gave updates on the water treatment plant and water line upgrades. He stated that Ryan has been sending RO sample in and the program will be complete on August 20th. The data will then be reviewed and report made. Then design of plant can begin. The water line project will be going out for bid soon and will be out for 45 days. Depending on weather project will begin late fall to early spring. The loan amount for the water line upgrade is \$2.8 million with a \$840,000 loan forgiveness.
- Ryan Byerley reported that he fixed a raw water main break. RO temp shut down because chemicals have not been delivered. He has also been working with engineers on both the plant and main projects.
- Tom Parrish reported that the damaged cover has been removed, he thanked Ryan, Dale and Dave (maintenance) for all their help. Cleanup is still underway, and he will be having a company come in and remove the panels from the property.

IPWMAN Conference: Tammy Boen motioned to approve Ryan Byerley attendance and motel to the IPWMAN Conference, seconded by Ray Ryerson, roll call vote: Larry O'Neal, yes, Skip James, yes, Ray Ryerson, yes, Tammy Boen, yes, John Dodd, yes, and Dalton Bailey, yes, motion approved.

Freedom and Music Festival: Dalton Bailey made the motion to extend the Freedom and Music Festival to a three day event in honor of the America's 250 birthday and the festivals 5th annual, seconded by Larry O'Neal, all in favor, motion approved.

Code Changes: Dalton Bailey motioned to approve the recommendation from the Ordinance committee on changes to the proposed code, seconded by Ray Ryerson, roll call vote: Larry O'Neal, yes, Skip James, yes, Ray Ryerson, yes, Tammy Boen, yes, John Dodd, yes, and Dalton Bailey, yes, motion approved.

RFP 205 S Church: Tammy Boen motioned to accept the RFP for Village property located at 205 S Church St, in the amount of \$1.00 and to move house from Caroline, build foundation and place home on this lot, seconded by Dalton Bailey, roll call vote: Larry O'Neal, abstain, Skip James, yes, Ray Ryerson, abstain, Tammy Boen, yes, John Dodd, yes, and Dalton Bailey, yes, motion approved.

RFP 307 W Crittenden: Tammy Boen motioned to accept the RFP for Village property located at 205 S Church St, in the amount of \$1.00 and construction of a new home, seconded by Dalton Bailey, roll call vote: Larry O'Neal, abstain, Skip James, yes, Ray Ryerson, abstain, Tammy Boen, yes, John Dodd, yes, and Dalton Bailey, yes, motion approved.

Bids for Removal of construction items from 312 W Crittenden property: Ray Ryerson made the motion to put out for bid the removal of construction items from 312 W Crittenden, must have certificate of insurance, seconded by Skip James, roll call vote: Larry O'Neal, yes, Skip James, yes, Ray Ryerson, yes, Tammy Boen, yes, John Dodd, yes, and Dalton Bailey, yes, motion approved.

Maintenance Computer: Tammy Boen motioned to approve purchase of new computer for the Maintenance Department, seconded by Ray Ryerson, roll call vote: Larry O'Neal, yes, Skip James, yes, Ray Ryerson, yes, Tammy Boen, yes, John Dodd, yes, and Dalton Bailey, yes, motion approved.

Adjourn: Ray Ryerson motioned to adjourn, seconded by Larry O'Neal, all in favor, motion approved. Adjourn 7:37pm

Posted: Sharon Jeffers, Village Clerk

The Village of Homer
Ordinance Committee Meeting
August 12, 2025
7:00pm

Those present: Committee members: Skip James, Ray Ryerson, Tammy Boen, Mayor Roger Faulkner, Clerk Sharon Jeffers, and Ordinance Officer Charles Montgomery.

Need to make sure that 5 personal days is in chapter 11 for employees

Need to let the Zoning Board know that they will need to adopt bi-laws

Amendments to Chapter 29 were reviewed. Will be adding the word "severe" to 29-3-16
Chapter 29 is now ready to be approved by the full board.

Chapter 40 Zoning that was amended by Charles Montgomery was reviewed. Minor changes were made. Will include better graphs. Explanations of new zoning districts are included and a new zoning map will need to be adopted after approval of zoning code. The reviewed and amended zoning code will be sent to the Codification company for legality, if all is good, we will send it to the Planning Commission for review. It will then go to public hearing, then approval of full board.

Meeting adjourn 9:15pm

Posted: Sharon Jeffers Clerk

Village of Homer Illinois
Zoning Appeals Committee

Meeting minutes for August 19th, 2025

Commenced at 6:42pm.

Members present: Jim White (President), Gentry Hawkins (Secretary), Michael Collins, James Lacey and guest Roger Faulkner (Mayor).

Items discussed:

- a. Reviewing Zoning code and current zoning map.
- b. Village areas that will need discussion to be re-zoned.
- c. Discussion on moving items from the current Zoning code, Chapter 40, to Chapter 29, Village Ordinances.
- d. Clarification on ordinance changes, fence heights, parking regulations, definitions of types of homes within the village limits, and the combining of the Planning Committee with Zoning Appeals.

No votes were taken on any topic discussed. The committee agreed to review Zoning codes and ordinances for the next meeting.

Next meeting is scheduled for August 26th, 2025 at 6:30pm.

The meeting was adjourned at 7:36PM.

Village of Homer
Ordinance Committee Meeting
August 25, 2025
7:00pm

Those present: Committee members: Skip James, Ray Ryerson, and Tammy Boen, Mayor Roger Faulkner, Clerk Sharon Jeffers, guests Carla Carter, Elizabeth Stamps, James Lampe, and Michael Collins.

The committee reviewed notes from the Codification company. They will be putting in the Sheriff in place of Police. The Clerk did let them know that the Sheriff would not enforce Village Ordinances.

The Codification company stated that we should not remove chapter 27 as previously discussed. The code written by Village Attorney Marc Miller passed in May references this chapter. The committee chose to keep this chapter.

He stated that Chapter 22 has the investment policy and all items are mandated policies.

Will be removing Community Development Board from the code.

Codification company wanted further clarification of the Salary and part time salary content. The Clerk will send him what we currently have for both. He also asked for clarification on what the committee wanted in 1-6-1. It was reviewed and it is all state mandated so we will leave as is.

Chapter 30-36 was reviewed.

Remove no skateboarding on sidewalks

Make sure the Golf cart code allows for golf carts on the E Second sidewalk

Ask the Codification about the "homer rule" in 33-2-19 regarding grass mowing.

Remove the word plants from 33-3-2. They would like to allow people to plant flowers in the right of way but not trees and shrubs.

Remove 33-5-2 allowing curbs to be built on right of way by residents.

33-7-2 remove the \$1 fee for a permit to put a driveway across a Village sidewalk

Remove the snow removal chapter Article VIII

The telecommunication, electric and gas tax section can be removed.

Ray Ryerson motioned to recommend these changes and sections to the full board for approval, seconded by Tammy Boen, all in favor.

Ray Ryerson motioned to adjourn, seconded by Tammy Boen, all in favor, motion approved.

Next meeting to review chapter 6 and chapter 38 to be held Wednesday Sept 3rd at 6:30pm

Posted: Clerk Sharon Jeffers

Village of Homer
Special Meeting
September 2, 2025
7:00pm

Special meeting was held to discuss the purchase of 205 S Main St for use of Maintenance Building.

Those present: Trustees: Tammy Boen, John Dodd, Ray Ryerson, Larry O'Neal, Dalton Bailey, Mayor Roger Faulkner, Maintenance Ryan Byerley and Clerk Sharon Jeffers.

205 S Main St building was discussed to purchase to use as a Village Maintenance building. It was stated that we need a new building, and this is less expensive then building a new building. There will need to be some improvements and upgrades but will still be more cost effective. A decision on the old building will be discussed at a later date. Would still need for rock storage, fuel tanks, and storage of equipment. Would purchase using General Funds.

Dalton Bailey motioned to authorize Mayor Roger Faulkner to negotiate a price for purchase of 205 S Main St for future Maintenance Building, seconded by Larry O'Neal, roll call vote: Dalton Bailey, yes, Larry O'Neal, yes, Ray Ryerson, abstain, John Dodd, yes, and Tammy Boen, yes, motion approved.

Larry O'Neal motioned to adjourn, seconded by Dalton Bailey, all in favor, motion approved. Adjourn 7:39pm

Posted: Sharon Jeffers, Village Clerk

Village of Homer
Ordinance Committee Meeting
Wednesday, September 3, 2025
6:30pm

Those present: Ordinance Committee members Tammy Boen, and Ray Ryerson, Mayor Roger Faulkner, Ordinance/Zoning Officer Charles Montgomery, Trustee Dalton Bailey, and resident Elizabeth Stamps.

Chapter 6 was reviewed, this is the chapter that is suggested to be removed from the zoning ordinance and place in the Village Code.

The committee conducted a comprehensive review of Chapter 6, **Building Code & Regulations**, and made several revisions. Key changes and clarifications include:

- **Fee Structure:** The roofing fee, which was previously omitted, has been added to the regulations.
- **Building Permit Requirements: Updates to the Ordinance:** The new ordinance revises building permit requirements to provide greater clarity and reflect current standards. These changes both reduce permit requirements for certain minor projects and add new requirements for others.
- **Work Exempt from a Building Permit:** The following projects now fall under the category of work that **does not require a building permit**:
 - **Accessory Structures:** Structures of **200 square feet or less** are now exempt.
 - **Interior Alterations:** General interior alterations no longer require a permit.
 - **Roof Repairs:** Repairs to a roof that affect **25% or less** of the total roof area are now exempt.
- **Work Requiring a Building Permit:** The following items have been added to the list of projects that **do require a building permit**:
 - **Roof Repairs:** Repairs to a roof that affect **more than 25%** of the total roof area.
 - **Tiny Homes:** The construction or placement of tiny homes now requires a permit.
 - **Photovoltaic Systems:** Both ground-mounted and roof-mounted solar panel systems now require a permit. The updated ordinance also includes current state requirements for these systems.
- **Definition Review:** A review of the 1974 Zoning Ordinance was conducted to verify two referenced definitions. No changes were made to these definitions.
- **Wording Correction:** A reference in the final paragraph was changed from "Zoning Ordinance" to the more accurate "**Building Ordinance**."

Chapter 38 was reviewed regarding the water and sewer department:

Was discussed that the Water and Sewer superintendents need to be appointed.

The current billing process was discussed.

The committee would like to keep the code as presented with our current dates, and to remove 38-2-7 requiring a \$20 fee for requesting a bad meter and no issue found.

Burn barrel were discussed. The reasoning behind this is so that people do not burn garbage.

Meeting adjourned.