

A special meeting of the Town Board of the Town of Homer held on Monday, November 28<sup>th</sup>, 2016, in the board room of the Town Hall building was called to order by Supervisor Frederick J. Forbes, Sr., at 9:10 a.m. for the purpose of discussing options for the future use of office space in the Town Hall building.

PRESENT

Frederick J. Forbes, Sr., Supervisor  
Larry R. Jones, Councilman  
Michael R. Park, Councilman (arriving at 9:30 p.m.)  
Barry E. Warren, Councilman  
Kevin M. Williams, Councilman  
Patrick M. Snyder, Attorney for the Town  
Anita W. Jebbett, Town Clerk

OTHERS PRESENT

Donald Ferris, reporter, The Homer News  
Todd McAdam, associate editor and reporter, Cortland Standard  
Brad Smith, reporter, WXHC radio  
Patrick Clune, Village Trustee

PLEDGE OF ALLEGIANCE

Supervisor Forbes reported that the Village Board will be having a special meeting on Thursday, December 1<sup>st</sup>, to discuss their options for moving out of their current building in order to increase the amount of office space. Village Trustee Clune had requested that the Town Board decide prior to that meeting what it would ask from the Village if they were to move back into the Town Hall.

Councilman Warren reported that he had met with Village Board members to review the space, discuss sharing expenses, and to decide where renovations may be needed and who would pay for them.

Village Trustee Clune said that the Village is down to two options – moving back to the Town Hall or renovating a vacant building. He reiterated his request that the Town put in writing what they would require if the Village were to move back.

Clerk Jebbett noted her concerns about the amount of space available, as the building now houses the Assessor's Office for the Towns of Homer and Virgil and the City of Cortland. She said that there is much less space available than when they moved out in 2010.

Trustee Clune stated that the Village is already paying through their Town taxes about 43% of the cost of the Town Hall. Supervisor Forbes reminded those present that those taxes also go towards maintaining a Justice Court and an Assessor's Office, among many other things provided by the Town.

Forbes said that it would be his preference that any renovations needed be completed prior to the Village moving back. This could include renovating the former stage area for a large meeting room, and freeing up the current meeting room for additional office space.

Councilman Warren suggested that the Village come up with a time frame for a possible move and an estimate of how much office space they would need. He also suggested that the Village would need to pay rent to cover their portion of the utility expense.

Clune said that the Village cannot spend money to renovate a property that does not belong to them. He said that while the Village would pay for any additional cost for utilities, he did not seem to be willing to share the cost of the basic expense. He also discussed having a 5-year agreement with the Town for office space to provide some measure of protection for both the Town and Village.

Attorney Snyder agreed that a 5-year agreement sounded reasonable, but cautioned the Town from making a total commitment until the details of the plan are worked out.

Councilman Williams stated that because Village residents also pay Town taxes, the Town should allow some leeway on costs. He suggested that the Town continue to pay for heat, electricity, and for the internet, while the Village would pay for their own cleaning expense and telephones. Williams said that he disagreed with Councilman Warren that some rent would need to be paid.

Councilman Park agreed that the Town offer internet service, but that it be as an addition to the existing internet service and not an entirely new service.

Supervisor Forbes discussed the expenses associated with the Town Hall. He said that the Village had been paying around \$900 a month rent prior to their move and with a reimbursement to the Town for the cleaning service, it came out to around \$1120 to \$1160 per month. Forbes stated that use of the Town Hall facility is figured into the amount of the contracts with the City of Cortland and the Town of Virgil for the shared Assessor services in the amount of \$4000 a year. Also, Assessor Lawrence Fitts maintains an office in the building for \$1000 each year.

Forbes made a motion to offer the Village of Homer a shared services agreement for use of office space in the Homer Town Hall for \$700/month for a 5-year agreement, with the Town to provide up to \$15,000 towards renovations. His motion did not receive a second.

Following more discussion, Councilman Warren made a motion, seconded by Councilman Park, and carried, Warren, Jones, and Park voting in the affirmative, and Williams opposed: **that the Town offer the Village of Homer a 5-year agreement for use of office space in the Homer Town Hall, including basic utilities, lights, heat, a/c, water and a connection to the current internet system, not including cleaning services or telephones, for \$600 per month with the Town to provide up to \$15,000 towards renovations.**

Trustee Clune thanked the Board for giving him information to take to the Village Board so that they may move forward and make the best decision for their constituents.

The meeting was adjourned at 9:50 a.m.

Anita W. Jebbett  
Town Clerk