

The Regular Meeting of the Homer Town Board was held at the Town Hall located in the Village of Homer, on Wednesday, August 14, 2024, in the senior center, with Supervisor Park presiding.

Members Present:

Supervisor, Michael R. Park,  
Deputy Supervisor, Barry E. Warren  
Councilmember, Sarah E. Head  
Councilmember, Caleb J. Leach  
Councilmember, Kevin M. Williams

Others Present: Town Attorney, Daniel J. Ellis II; Town Clerk, Heather M. Hill; Deputy Town Clerk, Brooke L. Poli; Village Trustee, Patrick Clune; Residents: Tim Malchak; Gary Lawrence; Greg Leach; Michael Broughton; Maria Barredo; Bridget Soini; David Sorini; Ruain Dudgeon; Karen Dudgeon; and Rob Barredo.

#### MONTHLY MEETING MINUTES

Deputy Supervisor Warren made a motion, seconded by Councilmember Leach, to approve the Draft Special Meeting Minutes of July 17, 2024. All voting aye, the motion was carried.

#### MONTHLY BILL PAY

General bills were approved as audited by Councilmember Head, motioned by Councilmember Head to approve the general fund vouchers for payment, seconded by Councilmember Leach; All voting aye, the motion was carried: **RESOLVED: That General Fund vouchers #172 through #197 totaling \$26,068.60 are approved for payment.**

Highway bills were approved as audited by Councilmember Williams, motioned by Councilmember Williams, to approve the highway fund vouchers for payment, seconded by Deputy Supervisor Warren; All voting aye, the motion was carried: **RESOLVED: that Highway Fund vouchers #78 through #97, subtracting voucher #98, and vouchers #99 through #107 totaling \$11,738.32 are approved for payment.**

Highway voucher #98 was approved as audited by Councilmember Williams, motioned by Councilmember Williams, seconded by Deputy Supervisor Warren; All voting aye, the motion was carried: **RESOLVED: Due to New York State Comptroller's Office recommendations of issuing annual payments up to \$5,000.00 to Homer Iron Works, the town will keep a log of payments made for the year. To approve and remit payment for voucher #98 to Homer Iron Works in the amount of \$1,778.00.**

## WRITTEN DEPARTMENT REPORTS

Councilmember Williams made a motion, seconded by Councilmember Head, to receive and file the following monthly reports as presented:

1. Town Supervisor - July 2024
2. The Code Enforcement Officer- July 2024
3. The Dog Control Officer- July 2024
4. Town Clerk- July 2024

All voting aye, the motion was carried.

## PRIVILEGE OF THE FLOOR

Southern Tier Regional Representative, Timothy Perfetti, discussed his new role with the New York State Comptroller's Office, emphasizing the importance of public service and the various functions of the office. Mr. Perfetti highlighted the unclaimed funds program, encouraging residents to check for any unclaimed money. He explained the responsibilities of the Comptroller's office including the fiscal oversight, pension fund management, and community engagement. Mr. Perfetti provided examples of misuse of public funds by officials in various towns and villages and mentioned the Budget Policy Analysis Division, which conducts in-depth research on several topics and issues.

Bridget Salini read a letter from Scenic America's President Mark Falzone, opposing the proposed electronic billboards in Homer, citing concerns about natural beauty, safety, and potential conflicts of interest within the town board. Ms. Salini submitted a copy of the letter to the clerks to file in the Town Clerk's office.

Historian Martin Sweeney presented the restored painting of Ester Tallman by Francis B. Carpenter, detailing the restoration process and historical significance. There was discussion on the preservation of historical artifacts in Homer, including the potential donation of additional Carpenter paintings.

## AGENDA ITEMS

Supervisor Park reported that the town's new Dodge truck has arrived but is missing a dump box and once the box and plow are installed, will be ready for winter. The highway department is caught up on work, including emergency tasks on Wolf Road and other roads. Employees are taking vacation time and helping other municipalities.

Town Clerk Hill reported their office has started selling hunting licenses at a decent rate and residents are adapting well to the implemented changes. A finalized job description for a part time Deputy Clerk was presented to the town board for review for a new part time position and are hoping to interview and hire new employee by September.

Councilmember Head made motion to approve the presented part time job description for new deputy clerk, seconded by Deputy Supervisor Warren; All voting aye, the motion was

carried: **RESOLVED: to approve the part time deputy clerk job description presented to the town board.**

Jonathan Gild, a project developer from EDF Renewables, provided an update on the Homer Solar Energy Center project, which is a proposed 90MW solar project sited on approximately 604 acres of land in the Towns of Homer, Cortlandville, and Solon. He distributed a hard copy of his presentation to the town board.

Attorney Ellis reviewed local law #1 of 2024 for Unsafe Structures with the town board and there was discussion on the proposed local law to deal with unsafe structures and properties, including absentee property owners and the process of addressing unsafe situations.

Code Enforcement Officer McMahon clarified issues that he has encountered including rodent infestation, property maintenance, and the financial impacts for the town. McMahon explained this law would assist the town with dealing with unsafe structures and keep viable and properties.

Attorney Ellis and the town board completed Part- 2 and Part 3 of the Short Environmental Assessment Form; all questions were negative answers.

Deputy Supervisor Warren made the motion for a negative declaration indicating no negative environmental impacts, seconded by Councilmember Leach; All voting aye, the motion was carried: **RESOLVED: to declare a negative declaration for the adoption of local law #1 of 2024 for Unsafe Structures.**

**RESOLUTION #9 A RESOLUTION OF THE TOWN BOARD OF THE TOWN OF HOMER TO ADOPT PROPOSED LOCAL LAW #1 OF 2024 ENTITLED A LOCAL LAW TO ENACT AN UNSAFE BUILDINGS AND STRUCTURES LAW FOR THE TOWN OF HOMER.**

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**Motioned by: Councilmember Head  
Seconded by: Councilmember Leach  
VOTES: AYE- Park, Warren, Leach, Head; NAY- Williams**

**WHEREAS, the Town of Homer has authorized the Attorney for the Town to draft a local law for the regulation of unsafe buildings and structures within the Town of Homer; and**

**WHEREAS, the proposed local law was prepared by the Attorney and presented to the Town Board; and**

**WHEREAS, the Town of Homer, after careful study and consideration of the proposed local law, and after taking consideration of public comments, including a public hearing held on August 14, 2024, has considered the local law for adoption; and**

**WHEREAS, the Town of Homer has undertaken an environmental review of the adoption of said local law and has made a determination of significance [unlisted action and negative declaration] required under the State Environmental Quality Review Act; and**

**WHEREAS, the Town Board of the Town of Homer has considered the local law's impact on the residents of the Town of Homer and determined that it is in the best interest of the residents to adopt a local law for the regulation of unsafe buildings and structures within the Town of Homer.**

**NOW THEREFORE BE IT RESOLVED that Local Law #1 of 2024 entitled A LOCAL LAW TO ENACT AN UNSAFE BUILDINGS AND STRUCTURES LAW FOR THE TOWN OF HOMER is hereby adopted.**

Assessor Brian Fitts discussed the need for a town-wide reassessment of properties due to the last reassessment for the town was completed in 2011 and the current equalization rate dropping to 69 percent. There was discussion on how property assessments have been affected by recent sales and the implications for taxes.

Fitts reviewed the Senior Citizens Exemption and the potential increase in income limits for eligibility. He discussed the current income limit of \$16,200 and the potential increase to \$58,400. A timeline implementing changes to property assessments and exemption, with change expected to be reflected in the 2027 assessment roll.

Fitts explained the costs involved in the reassessment process, including extra hours and postage, and potential state-aid reimbursement. A board member raised concerns about the timing of the reassessment given the current economic conditions and potential future changes in home values and interest rates. Assessor Fitts recommended starting the reassessment process to ensure fair and equitable assessments for the Town of Homer.

Supervisor Park opened the discussion on replacing the town clerk's office printer with a new used copier which offers more features and is cost-effective. They reviewed other proposed estimates, and the board favored the local lower proposal for \$3,395.00, with an installation fee of \$350.00, or have Computer Outlet North complete the installation.

Councilmember Leach made the motion to accept the submitted purchase price of \$3,395.00, with installation charge of up to \$350.00, seconded by Councilmember Head; All voting aye, the motion was carried: **RESOLVED: to approve the purchase of a new used digital copier from Copier Products Sales & Services, INC. in the amount of \$3,395.00, with installation charges of up to \$350.00.**

Supervisor Park proposed adopting the new Town of Homer logo, designed, and released to the town by Good News Computing. Park stated that Historian Martin Sweeney proposed utilizing the new logo on his future book.

Supervisor Park made the motion to approve the new Town of Homer logo, seconded by Deputy Supervisor Warren; All voting aye, the motion was carried: **RESOLVED: to approve and adopt the new proposed Town of Homer logo.**

Supervisor Park stated Bailey's Insurance reached out for several bids for the town's insurance premium renewal and recommended moving forward with Selective Insurance.

Councilmember Head made the motion to approve Selective Insurance quote, seconded by Councilmember Leach; All voting aye, the motion was carried: **RESOLVED: to approve Selective Insurance for the 2024-2025 Town of Homer's insurance.**

As there was no further business, the meeting adjourned at 9:01 p.m.

Respectfully Submitted,

Brooke L. Poli  
Deputy Town Clerk