

**SOMERSET VILLAGE COUNCIL MEETING
JUNE 19, 2018**

Members present included: Mike Lally, Bill Mohler, Eric Emmert, Doug Fehrman, Mechelle Siemer and David Snider. Also present were Mayor Johnson, Kelly Beem and Solicitor Flautt.

Mayor Johnson led the Pledge of Allegiance

MINUTES: The minutes from June 5, 2018 were mailed to council. With no changes, Bill motioned to approve, seconded by Mike. All voted Aye.

GUESTS:

Kevin Snider from United Methodist church is here to get a variance on the property. They want to split and sell a portion of land and house. He brought in the old drawing of it. Council asked to get a survey of what the plan is to look like and bring it back, after it is approved by Zoning Inspector and Kent Cannon.

Gary Wells is here for a variance approval from council. He is building a house at 207 N. Market St., and would like to closely line up his new house with the others on the street instead of being 20 back of property line. Bill motioned to approved pending permits from Zoning Inspector. David seconded his motion. All voted Aye.

OLD BUSINESS:

Innovation Gateway: Tom stated that we will be closing on the Underwood's building in July. We should be receiving a Grant any day for \$250,000.00 and \$100,000.00 from LGIF Loan. We will be borrowing \$100,000.00 from North Valley bank for a short-term line of credit to be reimbursed once the LGIF funds come in. Council asked if the new roof was changed to Phase I of the project but according to Dave Hansen, it is not. Kelly presented Res. 18-14 to allow Mayor to sign a short term line of credit. Bill motioned to approve, seconded by Eric. All voted Aye. Res. 18-15 is to allow Mayor to sign agreement with Digital Works. Tom deferred this approval pending a presentation by Architects and a feasibility study needs completed.

Streetscape II: Kelly shared with council the tentative remaining balance due for this project. The total additional funds needed is \$32,162.89. There is still \$31,400.00 left in the ARC Grant to cover most of this, and the Village will owe around \$762.89.

CSX Property: Tom stated they are working on several pieces of this transaction:

- Asset Purchase Agreement amount of \$48,500.
- Title Search \$3,000.00
- Property Survey Paid by CSX.

With no delays, this could property could close late July or early August.

Nicholson Property: Tom has been working with OPWC regarding the appraisal. He informed them of different projects in the area, which would increase the property values. He is still waiting to hear from, but more than likely it won't be for a few months.

Smith Alley: Tom and Intern Noah are working to complete the proposals and bring to council at the next meeting. MKSK will work on this once it is all approved.

NEW BUSINESS:

Medical Insurance Renewal: Kelly shared some good news to council. The medical insurance rates went up only 4% instead of a huge jump as was told last year. Bill motioned to approve, seconded by David. All voted Aye. The employees will assume half of the increase plus the additional \$50.00 per month as was set last year.

Opportunity Zones: Tom shared information of a federal tax bill. The new bill identifies up to 25% of low-income, high poverty census tracts to the U.S. Treasury, which are considered

Opportunity Zones. These areas will be eligible for funds to invest in economic development to receive a 10-year federal tax break. Somerset is part of this Opportunity zone.

Asset Management Grant: The water and sewer departments need to complete an asset management plan for EPA by Oct. 1, 2018. There is grant money available of \$10,000.00 to obtain assistance from IBI. Res. 18-13 to allow Mayor sign the planning design and or construction of this management plan. David motioned to approve, seconded by Mike. All voted Aye.

Alley by Rick Akers: Rick talked to Kelly about putting up the one way signs on the alley by his house. The signs were taken down during construction and never replaced. Rick fears there will be a bad accident if it is not returned to one way. Doug motioned to approve, seconded by David. All voted Aye.

Genesis: Genesis will be holding a ribbon cutting ceremony of August 16th. Several dignitaries will attend. Tom states they are looking into funds for a heli-pad, plus more equipment funding. Kelly presented pictures of temporary signs for the entrances. Denny Young would like to see the signs pushed back a ways to stay in compliance with the zoning ordinance. Bill Mohler will assess the properties and report at the next meeting.

PAY ORDINANCE 12-2018: Council reviewed the bills. After discussion on the Interns, Bill motioned to approve, seconded by David. All voted Aye.

With no further business to discuss, the meeting adjourned at 8:55pm.

President David Snider

Fiscal Officer Kelly Beem