

**SOMERSET VILLAGE COUNCIL MEETING
JULY 17, 2018**

Members present were: Mike Lally, Bill Mohler, Eric Emmert, Mechelle Siemer and David Snider. Also present were Mayor Johnson, Kelly Beem, and Chief Pressdee

Mayor Johnson led the Pledge of Allegiance

MINUTES: The minutes from June 19th meeting were mailed to council. With no changes, David motioned to approve, seconded by Bill. All voted Aye.

GUESTS: Ken & Lydella Smith, Jeff Emmert, Denny Young, Chris Farmer and David Hansen

David Hansen shared a feasibility study video from Jeff Glazer. Points of this video included: (1) Design of a **business model** and the **physical space** to accommodate a sustainable business (\$10k - roughly split \$5k biz model design and \$5k physical space design (2) Owner's Representation to manage the build out (to interface between the architect, the general contractor, the current tenant, future tenants, and the Village of Somerset). This is \$3k/mo from August 2018 through May 2019\.

(3) Management of the business (\$5k/mo from August 2018 through June 2021)

There are 3 memorandum of Understanding agreements

1. Between The Idea Foundry and The Village for development of Business model with John Glazer for \$5,000.00(paid thru Buckeye Hills)
2. Architectural layout of the facility for \$10,000.00
3. For Idea Foundry to manage the Innovation Gateway project for \$5,000. A month.

Eric motioned to approve all 3, seconded by Mike. All voted Aye.

Kelly compiled a list of expenses paid for Gateway, totaling \$28,634.24. A motion by Mike, seconded by David to have Gateway reimburse the Village. All voted Aye.

Resolution 18-15 to authorize Mayor signing Digital Works Agreement. Eric motioned to approve, seconded by Mechelle. All voted Aye.

David Hansel also presented a resolution to lease the Pantry for 2 years at \$600.00 per month. Council was unsettled with committing to 2 years. Possible offer 1 year lease with Bob Muetzel. Pending review by Will Flautt, Eric motioned to approve, seconded by Bill. All voted Aye except David Snider abstaining.

Jenny Larue presented her proposal for Complete Streets Policy. By adopting this policy, it will not cost the village anything, and it should be included in the zoning handbook. Council will read and discuss at next meeting.

OLD BUSINESS:

Alley: MKSK was asked their opinion on the alley. Chris Hermann replied:

1. First, I am not a lawyer, but based upon my understanding of land use law, I agree with what your Solicitor said recently. The Council vote to close the alley does not officially close it... it gives permission to proceed with the process of submitting all of the required materials to close the alley and having those materials legally recorded. If that process was not completed, the alley is not closed, and the Council may change their mind with a vote to keep the alley open at any time before those materials are recorded.
2. Second, from a land use perspective, this alley is important. In the planning profession, we are being regularly asked to help communities retain and bring back their walkable, small town charm. Somerset has this and is doing a great job working to improve it. Alleys serve an important function to maintaining walkability and charm in our historic communities (and in new ones trying to replicate them). Part of small town charm and walkability are the buildings and storefronts side-by-side lining a public street. Alleys behind these streets provide places for service, utilities, delivery, and additional parking without interrupting or degrading this Main Street experience. The same is true for residential streets. Without alleys, building owners tend to tear down adjacent buildings or fill in front or side yards for parking with curb cuts on the street – this fundamentally,

negatively affects walkability both physically and in perception. This is suburban design, not historic town design. In fact, we have worked with a number of communities that closed alleys in the 60's and 70's that want them back today for these reasons (to return block and buildings to functioning as originally designed) and these cities are spending public dollars to buy the right-of-way back! To make this point further, let's look at Main Street in Somerset – we don't want curb cuts or parking lots along Main Street between the blocks. The street and blocks are very walkable, strollable, and enjoyable with buildings side-by-side and some small yards. Without the alley, across time there would be pressure to place parking and/or drives to access parking along Main Street. Pedestrians crossing drives or walking in front of parking lots erodes this experience and deters visitors. Instead, parking areas occur behind the building and behind Main Street off of the alley, where it does not impact this walkable experience. So to preserve both the appearance, function, and character of communities like Somerset and streets like Main Street, these alleys should be preserved.

Both Smith's and Jeff Emmert expressed their feelings toward the alley.

Tom will have a legal team at next council meeting to discuss potential liability issues regarding this.

David Snider shared a picture of the Nellie Sheridan statue and the corner location to place it. The funding has all been raised.

David Snider also shared a letter from Peoples National Bank regarding demolition of the house. Issues with the Historic district have arised.

No new business was discussed. Kelly will include it for the August 7th meeting.

PAY ORDINANCE 13-2018: Kelly reviewed the payables with council. Bill motioned to approved, seconded by David. All voted Aye.

With no further business to discuss, Bill motioned to adjourn, seconded by Eric. All voted Aye.

David Snider President

Kelly Beem Fiscal Officer