

# Village of Laura Council

7:00 PM

July 8,

2024

**Attendees:** Mayor :Ken James, Eric Stein, Monte Evans, Mark May, Glen McSparran, Chris Foster, Gretchen Slagle-Fiscal Officer, Solicitor-Andrew Johnston. Others Present- Robert Presley,

**Previous Minutes:** Minutes of the June 10, 2024 meeting were previously reviewed and acknowledged. Mr. Evans made a motion to approve the minutes, Mr. May seconded the motion. Roll Call Vote: Mr. Stein-Yes, Mr. Evans-Yes, Mr. May - Yes, Mr. McSparran -Yes, Mr. Foster- Yes. The motion passed.

**Sheriff's Report:** 1. No Report.

**Citizens Comments:** None

**Solicitors Report:** 1. 107 Second Street/Occupancy Permit/ Zoning Code. Mr. James noted a zoning permit was issued to erect a barn at 107 Second Street last year. It has become known that the barn is now being occupied. Electric and plumbing were put in the building, and the occupant is having some problems with the utilities that were installed. The occupant, Jim House has talked to Miami County Health Department about the contractor, the County is filing criminal charges against the contractor. Mr. James asked Mr. Johnston what we could do to prevent this type of incident from happening again. We think a similar situation occurred at 27 N. Main. The same contractor installed utilities in an existing structure at 27 N. Main, there was no indication the building was going to be used as housing. Mr. Johnston has looked into the zoning code of the Village. A long time ago, the Village chose to govern its own zoning regulations, opting out of having the County be in charge of zoning regulations for the Village. This means that the County won't inspect or enforce any building, plumbing or electric code within Village limits. The Village would use the State of Ohio zoning codes as our guidelines. Mr. Johnston is waiting to speak with someone in Columbus about this. It was noted the \$25 zoning permit request was paid for and the permit issued, to build the barn. Mr. Presley stated our zoning code also calls for a \$25 permit of occupancy for a new house built in town. Mr. James noted there was never an occupancy request from the occupant. We didn't know someone was going to be living in a barn. Mr. Johnston thinks this can be resolved, our goal isn't to kick the occupant out of the barn, but to make sure our zoning codes are followed. Mr. May asked if there was anything in our zoning code that prevented someone from living in an outbuilding/barn/garage within the village limits? Mr. Presley noted our code calls for an occupancy permit. Mr. Johnston noted the fine for this violation is \$100 for every day it is not remedied. We can send them a letter, telling them they have 10 days to apply for an occupancy permit. We can also request a zoning inspector be permitted to inspect the building, according to the state zoning guidelines. If the inspection passes, we would issue an occupancy permit. Mr. Evans made a motion to have Mr. Johnston send a letter to Jim House, of 107 Second Street notifying him of being in violation of Zoning Code 200.14, telling him to apply for an occupancy permit. We will request a zoning inspector be permitted to inspect the building, and meet state permit guidelines. The cost of the inspection will be incurred by Mr. House. Mr. Foster seconded the motion. Roll Call Vote: Mr. Stein-Yes, Mr. Evans-Yes, Mr. May - Yes, Mr. McSparran -Yes, Mr. Foster- Yes. The motion passed.

2. 25 Laura Circle. Mr. Miller took some drone pictures. The back yard has been significantly cleaned up. Mr. Johnston noted the court won't do anything further unless we aske them to. Mr. May stated he is inclined to wait, unless we receive a complaint, or a visual change occurs.

3. 111 Pike Street/Burned House. The estate had been settled, the insurance will be razing the remains of the house.

4. 112 N. Main Street/Fence. Mr. Presley noted a stop order was issued when the property owner started to install a fence without a permit, and too close to the road.

**BOPA:** Mr. Stein reported:

1. Tiny House/Water/ Sewer Plant. The Board spoke with Grayden Filburn who is interested in building a tiny home on the property he recently bought behind the water and sewer plants. Mr. Filburn has not finalized any plans yet.
2. The Board will try to purchase a ladder for the plants.
3. The sand filters were cleaned at the sewer plant.
4. The Board is looking into installing a 45-degree discharge pipe at the creek, at the sewer plant. This addition will help prevent the water from backing up into the sand filters.

**Old Business.**

1. Demo/111 Pike Street. See Solicitors Report # 3
2. 8 School Street/Vacant Property. The Bank has foreclosed on this property. We'll see if we can get a few quotes to have it mowed and cleaned up some.
3. Cyber Safety/PEP. Mr. May has reviewed the information from our cyber security audit through our insurance. He has answered their questions, Ms. Slagle will send in the results to our insurance company, PEP / USI
4. Rumpke Request/Bee Street. The trees have been trimmed on Bee Street.
5. Graffiti/ 4 N. Main Street. The graffiti has been removed from the side of the building.
6. Wagner Paving/Speed bumps. We have a quote from Wagner Paving to install 2 speed bumps and signage on Pike Street, between St. Rt. 571 and Main Street. The quote is for up to \$5000.00. Mr. Evans made a motion to approve Wagner Paving installing the speed bumps, Mr. McSparran seconded the motion. Roll Call Vote: Mr. Stein-Yes, Mr. Evans-Yes, Mr. May - Yes, Mr. McSparran -Yes Mr. Foster - Yes. The motion passed. Mr. James will work with Wagner on the placement of the speed bumps.

**New Business.** 1. **Resolution 07/24 / 2025 Budget.** The 2025 budget was presented and reviewed. Mr. Evens made a motion to approve Resolution 07/24, Mr. May seconded the motion. Roll Call Vote: Mr. Stein-Yes, Mr. Evans-Yes, Mr. May - Yes, Mr. McSparran -Yes Mr. Foster - Yes. The motion passed.

2. **Namecheap.** Mr. May noted we may have a problem with outgoing phone calls, he is working on proving who the Village of Laura is. He has been in contact with them, he should hear from them within twenty-four hours.

3. **Speed Bump Resolution.** The first reading of the proposed speed bump resolution was read.

**Bills.** Mr. Foster made a motion to pay the following bills, Mr. McSparran seconded the motion. Roll Call Vote: Mr. Stein-Yes, Mr. Evans-Yes, Mr. May - Yes, Mr. McSparran -Yes Mr. Foster - Yes. The motion passed.

|                         |          |                        |           |
|-------------------------|----------|------------------------|-----------|
| PERS                    | \$858.66 | AES                    | \$1095.10 |
| Gretchen Slagle         | 444.87   | Ken James              | 108.78    |
| Amy Elmore              | 90.00    | Shipman Dixon          | 652.50    |
| Twillio                 | 6.67     | Wolf Property Services | 710.00    |
| Wolfe Property Services | 1090.00  | Staples                | 36.99     |
| Rumpke                  | 288.09   | Rumpke                 | 202.82    |
| Treasurer of State UAN  | 762.00   | Rumpke                 | 961.00    |

Mr. Foster made a motion to close the meeting, Mr. Evans seconded the motion. All yeas, the motion passed.

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Kenneth James, Mayor

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Gretchen Slagle, Clerk

