

Village of Laura Council

7:00 PM

June 12,

2021

Attendees: Mayor-Ken James, Council Members- Angi Deere, Chris Foster, Mark May, Paula Jones, Thad Kauffman. Solicitor-Andrew Johnston Absent- Gretchen Slagle-Fiscal Officer. Others Present- Glen McSparran.

Previous Minutes: Minutes of the May 10, 2021 meeting were previously reviewed and acknowledged. Mr. Kauffman made a motion to approve the minutes, Mrs. Deere seconded the motion. Roll Call Vote: Mrs. Deere-Yes, Mr. Foster-Yes, Mr. May-Yes, Mrs. Jones-Yes, Mr. Kauffman-Yes. The motion passed.

Sheriff Report: None

Citizens Comments: None

Solicitors Report: 1. None. Mr. Johnston noted issues from the previous minutes with the septic tank at the restaurant and Miami Valley Lighting streetlights, those have been resolved. There has been some ongoing discussion about crosswalks, Mr. Johnston spoke with Mr. James today, about ADA compliance for crosswalks. Mr. Johnston noted there is some issue about being able to get the crosswalks done within budget and ADA compliant.

BOPA: 1. CCR Report. Due July , they've been distributed. Mrs. Deere asked about the CCR report being for 2020 or 2021. Mr. May will look into the correct date.
2. The Board agreed to read 100 percent of expenditures into minutes.
3. Miami County has contacted us about available grant money for generator at water plant. The Board is interested and we will be checking on this.

Old Business. 1. Water Faucet/Village Building. John Cress looked at the outside faucet, it will have to be replaced. The best place to access the faucet would be to go through the drywall in the records room. The cost would be a few thousand dollars. Mr. May asked if the leak is just on the outside, is it harming anything? Mr. James said it leaks down the back side of the siding, but isn't sure if there is any damage inside. Mr. Kauffman said he could do the drywall work in the records room; the faucet replacement shouldn't be more than a few hundred dollars. We could put an access door in the records room for future access if needed. Mr. James will contact Mr. Cress for a cost for just the faucet repair and how soon he could get to the repair. We'll have to get the spot cleaned out in the records room.

2. Street Sweeping. DSS still has not returned Mr. James calls. He hasn't found many other options. Mr. Kauffman noted he was considering sweeping the streets himself, using his tractor and shovel. He could dump trash in the dumpster. He asked if we could get community service kids to sweep. Mr. James thought COVID had stopped the school's community service. Mr. Johnston mentioned checking with another municipality that does street sweeping. Mrs. Deere noted she had done some sweeping last year, it was a big job for Council to undertake. Mr. Kauffman will try to contact some other municipalities and see about a contract to pay them to clean our streets, and if they would do leaf pick-up also.

3. Chestnut Street Reconstruction. Mr. James noted speaking with Mrs. Darst's son about redoing Chestnut Street. He noted Council has looked into the project, but lacked matching funds, we would have to look into grants. Mr. James told her it is not on our current radar, we're not sure of the timeline. Council does have it on their list of projects.

4. 302 Chestnut/Storm Drain. Mr. James noted Wagner Paving has not been available to look at the storm drain yet, He'll also contact Coate Construction to take a look at the storm drain.

3. Park. Mulch at the park is good for this year, we may top it off next year. Mrs. Jones asked if the grass in front of the shelter is coming back, we may have to plant some grass seed. Mr. Kauffman had a complaint from a resident whose older kids were swinging on the swings, she thought the swings felt loose. Mr. Kauffman checked them and didn't see a problem, or think they felt loose.

5. Insurance Inspection. Met with our Diane Wolfe, our insurance rep to visually review our properties. The inspection was good.

6. Park Shelter Reservation. Mr. James contacted Miami County Garage about a sign. We have not heard from them. Mrs. Deere has some pictures of signs from other towns to review.

7. Dollar General/ Mowing. The store has been mowed, but poorly. This has become a nuisance item. Mr. May asked if we have to send a second letter if it hasn't been mowed within the given time frame, can we just mow it? Mr. Johnston noted it may be harder to deal with a corporation, trying to assess can be done, it may be more difficult to collect. Council assesses properties every year. Council discussed issues with mowing and drainage at Dollar General since it has been built. Mr. James noted lots of complaints from neighbors. Mr. James asked for options to deal with the problem, do we send a letter giving them 30 days? Mrs. Deere asked since we've sent them multiple letters, could we send them a letter stating once the grass gets to a certain height, we will mow it. Mr. James noted we don't have an ordinance for grass height. Mr. Johnston noted Council can authorize the clerk to send a letter between council meetings. Council liked the idea that allows them to act between meetings, just make sure everyone is in the loop. Mr. Foster asked about the retention pond, it can be a mosquito issue. Mr. James noted the pond wasn't put in as desired. It was reworked, but didn't help. Neighbors have noted their properties being wet more often, and using sump pumps in their basements. Mr. James noted Mrs. Whitacre has had basement flooding since the store was build. Mr. May noted a corner of his property is often wet now. Eldon Hinkle, longtime resident, noted there were underground springs running through that area. Mr. James asked if Council can do anything about the wet areas at the neighbors around Dollar General. Mr. Johnston noted if Dollar General is not in violation of an ordinance, code or zoning law, there isn't anything we can do. Mrs. Jones noted she contacted the Health Department when there was a swimming pool issue with her neighbor. Mr. Johnston noted that might be a good option if there is a health department violation. Mr. James will contact the Health Department. Mr. May asked if a home owner can dump sump pump water into a storm sewer? Yes, that water can be dumped into the storm sewer. Mr. May could suggest the neighbors could run a sump pump pipe to the storm sewer. They may have to cross a neighbor's property with their pipe or hose to reach the storm drain, but it would help dry up the yards if the water is pumped into the storm drains.

New Business. 1. ADA Compliance/Crosswalks. Mr. James noted a previous quote for around \$8600.00 for three crosswalks. Last meeting, based on looking at previous quotes, Council approved up to \$10,000 to have the crosswalks done, hopefully by Wagner Paving. Mr. James asked Wagner Paving for a quote, they gave an estimated verbal quote of around \$30,000. Wagner won't do it unless the crosswalks are ADA Compliant, they would have to re-grade the sidewalk to the road at each crosswalk. Mr. James noted it was a small job for many companies, they may not get to it if they have bigger projects. Mr. Kauffman asked if Griffin will stripe without doing ADA work? Council discussed if we could reduce the number of crosswalks, and the timeframe for getting this done. Mr. May stated he hasn't seen the number of people crossing St. Rt. 571 as he thought he would see, walking to Dollar General. He thought we could get away with one cross walk on St. Rt. 571 if need be. Mr. Johnston stated we were responsible for complying with ADA guidelines. He noted the Village would assume we were getting quotes from professionals in their fields, they should be following guidelines. He suggested getting a couple of quotes. Mr. James said he spoke with Mary Hoy(ODOT) and she referred to ODOT specifications, we can't meet some of the ODOT specs because we don't have situations that meet ODOT specs (We don't have an alley and street meet around that area). Mr. James will get a quote from Coate Construction and maybe try to get another estimate. Once we see the quotes, we can decide how many crosswalks we want. Council agreed the most important crosswalk would be the one closest to the store. Mrs. Deere asked if we were looking at just one crosswalk then? She noted we have around \$24,500.00 in the State Highway Fund.

Mr. James will get quotes for one crosswalk and two crosswalks. We still want to touch up the crosswalk paint at the 4-way stop at Pike Street and Main Street.

2. Tall Grass/204 S. Main Street. Grass has been cut.

Tall Grass/Weeds/ 406 South Main Street. This property needs a general grass/brush clean up, Ms. Slagle will send a letter.

3. Medical Marijuana. Mr. James noted he thought the dispensary inquiry was no longer an issue, the property of interest sold recently to a local person. Mr. May asked how up-to-date is our code, and would it cover something like this? Mr. Johnston noted we do not have an ordinance or zoning code that covers a dispensary, he stated many municipalities do have ordinances against certain types of businesses. Mr. May would be in favor of adding a code prohibiting a marijuana dispensary. Mr. Johnston noted we could create a new ordinance or amend a code. Mrs. Deere asked if he had some examples, Mr. Johnston will get a few drafts of those ordinances.

4. Zoning /25 Laura Circle Mrs. Deere noted this property always looks bad, it has a lot of vehicles in the front yard. It is listed on Google as a truck repair shop, but it is in a residential area. Mr. Johnston stated if it's in a residential area, it is a violation of the zoning code. Mrs. Deere noted the property owner has altered the appearance of the property. We've sent multiple letter to clean up his property and taken him to court, how do we enforce our code? Mr. May asked what does our code say about home-based businesses, we have a few other home-based businesses in town. Mr. James noted unless there is a complaint against the property, we don't usually do much. Mr. Foster asked if we can use satellite photos as part of our complaint? Mr. Johnston said yes, if there is a date on the image. Mr. James asked Mr. Johnston for a recommendation. Mr. Johnston noted we have the codes, we should be diligent in our actions. We could move forward with a civil action. He suggested doing things like spending 3-5 months documenting everything, get eye-witness information, photographs, get an appraiser to note property values. Mr. Johnston suggested maybe hiring an independent person whose job it is to document, and investigate this. Mr. Johnston stated knowing of someone in Troy, that has done property maintenance investigation. Mr. James would like contact information for this man. Mr. James noted we've had citizen complaints, it would be nice to tell them we're working on it.

5. 17 North Main St./ Inoperable car in yard. A car has been in the yard for quite a while. Ms. Slagle will send letter.

Bills. No Bills were presented.

Mrs. Deere motioned to close the meeting. Mr. Foster seconded the motion. All yeas, the motion passed.

Kenneth James, Mayor

Gretchen Slagle, Clerk

