

CLYDE CITY COUNCIL
Regular Session – April 6, 2021

Clyde City Council met at 7:00 p.m. on Tuesday, April 6, 2021 in Council Chambers of the Municipal Building, 222 N. Main Street, Clyde, Ohio. Mayor G. Scott Black called the meeting to order.

Roll Call.

Present: Mayor G. Scott Black
Vice Mayor Jean Jackson
Council Member Bobbie Boyer (via conference call)
Council Member Steve Keegan
Council Member Brent Stanley
City Manager Paul Fiser (Not voting)
Clerk of Council Janet Dickman (Not voting) (via conference call)
Deputy Clerk Jackie Hoppe (Not voting) (via conference call)
Finance Director Craig Davis (Not voting) (via conference call)
Solicitor Zachary Selvey (Not voting) (via conference call)

Visitors signing in can be referenced in the Record Book Supplement.

The meeting opened with The Lord's Prayer followed by the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

The minutes of the March 16, 2021 regular session of council were distributed for review prior to this meeting. There were no corrections.

Motion: to approve the minutes of the March 16, 2021 regular session of council as written

Action: Approve,

Moved by Council Member Brent Stanley, **Seconded by** Council Member Steve Keegan.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Mayor G. Scott Black, Council Member Bobbie Boyer, Council Member Brent Stanley, Vice Mayor Jean Jackson, Council Member Steve Keegan.

DISCUSSION OF PENDING OLD BUSINESS

Mr. Stanley questioned if Mr. Davis had follow-up information on the stimulus money the City will receive. Mr. Davis noted he and Mr. Fiser have been discussing this the past couple of days. They are still working on the guidance and they have a webinar coming up. Once they get the guidance in place, they will look at the opportunities for the funding.

CORRESPONDENCE

There was a note card from the Keith Chellis family offering thanks.

Visitors:

Bill Brown referenced an invitation included in Council agenda packets for the ClydeScope EDC

and Clyde BPA Annual Joint Meeting on 4/15/2021 at 6pm in the Clyde High School cafeteria. He is excited with everything that is going on downtown, and feels Clyde is going in a good direction.

FIRST READING ORDINANCES

2021-23 AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA IN THE CITY OF CLYDE, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.

Ordinance No. **2021-23** was read in its entirety.

Mr. Davis noted it was a difficult Ordinance to create, trying to get the language correct to incorporate past discussions. We used the boilerplate the State has and also considered language that other municipalities in the state have used. He would like to make changes to the Ordinance prior to the second reading:

Under section 3 - strike the word Village

Under sections 11 and 12 – change the word Resolution to Ordinance

The exhibit map will be revised to more easily see the City limits boundary lines.

Mr. Davis reviewed the CRA past discussions.

- 11/28/17 we had the first worksession when representatives from Fremont and Tiffin came in, along with school representatives
- 2/25/20 the second worksession included ClydeScope per their request, along with school and community members, Sandusky County Commissioners and EDC members present; ClydeScope was to decide the future direction for Clyde regarding the CRA
- 8/3/2020 ClydeScope put together a committee to look at putting together a CRA for Clyde; additional discussions were held with Fremont and Bellevue representatives regarding their CRA
- 1/26/21 the third worksession was held for Council to review ClydeScope's findings

The parameters are set to try to keep everyone happy at 50% abatement so the school is still getting their funding source and we could still offer an abatement. Basically, the minimum cost for improvement and the terms of years were the same for residential and commercial/industrial. The Ordinance states the property description has to match with what the zoning is for the property. There is no zoning for retail, so that is considered commercial in terms. In 1998, Council voted to designate the City Manager as the Housing Officer, so we do have that in place. The thought is to get the CRA in place, then we can amend it if need be. Senate Bill 212 legislation and House Bill 123 have also been discussed as they relate to abatement processes.

Ms. Jackson reviewed the information that Mrs. Boyer shared with Council. She questioned if Section 1 of the Ordinance is discouraging use of the CRA. Mr. Fiser feels this is trying to say that CRA's in general are set up for areas where any kind of improvement has historically been

discouraged. The reason for establishing the CRA is that everything in the CRA has historically not been kept up to par, improved upon or invested in.

Ms. Jackson questioned the residential application process. She requested confirmation of when the application must be submitted. Mr. Fiser received opinions from the State, showing that industrial and commercial must be submitted prior to the start of the process but the residential process can be decided on according to our wishes. As Housing Officer, Mr. Fiser would appreciate having a timeframe identified for him to follow.

Mr. Selvey would advocate for application prior to submission for residential so that someone could not make renovations, have the auditor appraise the property and increase the value, then want to come back and retroactively request a CRA.

Mr. Davis feels if multiple home improvements are done at the same time, it would all qualify for a CRA.

Ms. Jackson feels there needs to be some type of timeframe/deadline for the projects.

Mr. Selvey questioned if someone applies for a CRA at a specified level, example \$40,000, and after they begin the project they find other damage that needs to be repaired and this raises the level of the project, example \$80,000, would they need to re-apply for the additional amount. Mr. Selvey noted that these types of scenarios do not necessarily need to be decided when approving or rejecting the legislation, as the Housing Officer and the committee could make these decisions.

Ms. Jackson would like to see prior approval needed for residential, but allowing amendments for unforeseen expenses.

Mr. Selvey suggested allowing additional projects to be added together until completion, but once completion is reached, add ons could not occur.

Mr. Stanley would be okay with setting a time limit, such as six or twelve months; after that time they would need to reapply for a CRA.

Mr. Selvey clarified that Council is giving specific guidelines for the CRA but ultimately it is up to the Housing Officer and the committee to decide the details. Or does Council want the CRA to be amended to include all of these guidelines, which would require quite a bit of editing.

Mrs. Boyer feels the reason the State left the door open for the residential process is due to these many varying circumstances that can occur. She feels these specific guidelines do not need to be in the Ordinance, but should be considered by the Housing Officer and the committee.

Mr. Keegan is not for the CRA. He feels everyone needs to pay their fair share of taxes. He bought his home about twenty-five years ago and it has needed repairs. He questioned if he could apply for a CRA, since he is a sitting Council Member. Mr. Selvey stated there is no conflict for

a Council Member to apply, since the opportunity would be extended city-wide. If a project was started before the CRA is passed, and is completed after the CRA is passed, it could be grandfathered in.

Mrs. Boyer questioned page 3, second paragraph, last sentence. Mr. Davis explained if the land is already owned, the exemption would only apply to the structure, not to the land.

Mrs. Boyer questioned Section 8, if the date of 12-31-2021 should be moved past that date (they would just like to establish a review date at the end of each calendar year, for any possible needed changes).

Mr. Davis expanded on Section 8. If a new subdivision would go in, and the lots would sell quickly, would that still be a distressed area. These are questions that can be reviewed later.

Mr. Stanley feels that Mr. Fiser and Mr. Davis have gathered much information and have heard many comments regarding the CRA, and all information and comments can be drawn upon when reviewing applications. Mr. Stanley is okay with the current CRA language in this Ordinance, except for the minor changes that Mr. Davis reviewed.

Mayor Black announced that Ordinance No. **2021-23** had its first reading.

SECOND READING ORDINANCES

There was none.

RESOLUTIONS

2021-24 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT COOPERATING AGREEMENT WITH SANDUSKY COUNTY, THE CITY OF FREMONT AND THE CITY OF BELLEVUE TO APPLY FOR OHIO OFFICE OF COMMUNITY DEVELOPMENT COMMUNITY HOUSING IMPACT AND PRESERVATION PROGRAM FUNDS FOR THE 2021 FUNDING CYCLE.

Resolution No. **2021-24** was read in its entirety.

Tiffany Shaver, GLCAP Planning & Development Coordinator is here tonight and can answer any questions.

Ms. Jackson feels this is a good Resolution; anything we can do to help the citizens is good.

Mrs. Boyer loves the timing that this is happening at the same time as we are discussing the CRA. This reinforces the idea that we need a multiple approach to assist our citizens.

Mr. Stanley questioned when was the last time Sandusky County had the CHIP grant (since the early 1990's; GLCAP has administered the program since that time; in 2014 the State of Ohio started the partnership implementation for Sandusky County and for Fremont, however, Clyde has always been covered through Sandusky County; in 2016 or 2018 was a reallocation and then

Clyde and Bellevue became eligible into the partnership; this brings additional resources to the County; the allocation is for \$400,000 to Sandusky County, Fremont is \$350,000 and Clyde and Bellevue is \$300,000; this grant would be awarded 12/1/21 and would be a two-year cycle).

Mayor Black also feels this is an excellent program and is glad to see it move forward.

Mr. Davis questioned if Clyde citizens are using this program enough, or should it be promoted better (absolutely they are using it; there is never any money left on the table; due to COVID we might be a little behind schedule of where we usually are; program staff are always working on marketing and social media). Brochures are also handed out through the Finance department.

Mr. Fiser and Council offered thanks to Ms. Shaver for joining this discussion tonight.

Motion: to pass Resolution No. **2021-24**, **Action:** Pass,

Moved by Vice Mayor Jean Jackson, **Seconded by** Council Member Brent Stanley.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Council Member Bobbie Boyer, Council Member Brent Stanley, Vice Mayor Jean Jackson, Council Member Steve Keegan, Mayor G. Scott Black.

Mayor Black announced that Resolution No. **2021-24** passed.

2021-25 A RESOLUTION ESTABLISHING A WAGE SCALE FOR SEASONAL WORKERS WITHIN THE CITY OF CLYDE.

Resolution No. **2021-25** was read in its entirety.

Mr. Fiser stated the basic change is for the lifeguards. We are getting close to the minimum wage and we need to keep lifeguards interested and willing to work. Mr. Mason met with other aquatic center and health department representatives recently; Mr. Fiser will email information from that meeting to Council. Applications are coming in and hiring letters are being sent out. Mr. LaBenne has submitted information for the software to be used for online registration and fee payment; it is currently looking like it will be launched in June.

Mr. Davis noted the fee for the Rec program software was \$8,700 and it did quality for CARES Act funds for payment. When the Ohio minimum wage increased recently the lifeguard wage would have been lower than the concession wage, but with the lifeguard needing to be certified and with their job responsibility, we felt an adjustment was needed.

Ms. Jackson referenced Section 3, questioning if the “one full year” relates to one full summer (yes).

Mr. Keegan questioned if we will have enough lifeguards (we are struggling and are currently short by five lifeguards).

Mr. Keegan heard there are rules related to swimming for a certain period of time and then

cleaning the pool before a new group of people would be admitted in to swim; will we need to follow those types of rules (information from the meeting Mr. Mason recently attended will be sent to Council in an email).

Mr. Keegan questioned if there could be extra cameras placed at the Aquatic Center to deter thefts (we have a camera in the back that pans over the area and can zoom in; it records 24/7 and is HD quality the same as the camera in the front; this is controlled by someone at the Police Department).

Mrs. Boyer was unavailable.

Mr. Stanley questioned if our wages are competitive with neighboring communities who have a pool (uncertain, but we feel this wage is in line with our wage scales).

Motion: to pass Resolution No. **2021-25**, **Action:** Pass,

Moved by Council Member Steve Keegan, **Seconded by** Vice Mayor Jean Jackson.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Council Member Brent Stanley, Vice Mayor Jean Jackson, Council Member Steve Keegan, Mayor G. Scott Black.

Unavailable for vote: Council Member Bobbie Boyer

Mayor Black announced that Resolution No. **2021-25** passed.

2021-26 A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR PARTICIPATION IN THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT'S) WINTER-USE SALT CONTRACT (018-22)

Resolution No. **2021-26** was read in its entirety.

Mr. Fiser noted the price seems to be stable; it is better to bid this in bulk.

Mr. Keegan questioned how much salt we used this year (usually 1,000 to 1,200 tons each year). Where does the salt come in from (it varies).

Motion: to pass Resolution No. **2021-26**, **Action:** Approve,

Moved by Council Member Brent Stanley, **Seconded by** Vice Mayor Jean Jackson.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Vice Mayor Jean Jackson, Council Member Steve Keegan, Mayor G. Scott Black, Council Member Brent Stanley.

Unavailable for vote: Council Member Bobbie Boyer

Mayor Black announced that Resolution No. **2021-26** passed.

2021-27 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HENDERSON PRODUCTS-OHIO FOR THE PURCHASE

AND INSTALLATION OF A MARK IV CONTRACTOR DUMP BODY FOR THE ENVIRONMENTAL SERVICES DEPARTMENT IN THE CITY OF CLYDE; APPROPRIATING FUNDS AND AUTHORIZING THE EXPENDITURE OF MONEYS THEREFOR.

Resolution No. **2021-27** was read in its entirety.

Mr. Fiser stated this is the truck we have previously discussed, that was swapped out with the skid steer that has been moved to next year.

Mr. Stanley questioned if the dollar amount had been previously discussed (yes, the truck was an almost dollar for dollar swap with the skid steer; the dump bed is swapped out with some manhole liners that will be moved to Permanent Improvement budget).

Motion: to pass Resolution No. **2021-27**, **Action:** Approve,

Moved by Vice Mayor Jean Jackson, **Seconded by** Council Member Steve Keegan.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Council Member Steve Keegan, Mayor G. Scott Black, Council Member Brent Stanley, Vice Mayor Jean Jackson.

Unavailable for vote: Council Member Bobbie Boyer

Mayor Black announced that Resolution No. **2021-27** passed.

ADMINISTRATIVE REPORT

Mr. Fiser gave the following report:

Currently we are COVID free.

Pre-construction meeting was held last week for the US Rt 20/SR 101 sewer separation. It was attended by Mosser, City officials, Railroad outside consultants, and Billings. We have one more on-site pre-construction meeting yet next week and then it's just wait until mid-June when it hits with Mosser's schedule.

Curbside services (brush, leaves, grass) began again the first of April. It doesn't appear that we will be too busy. General Services is going through a transition due to two employees transferring to other departments and one employee resigning. Seasonal staff should be starting in three to four weeks. There will be quite a bit to do in advance of our paving program.

Conner will be a huge asset for the Parks Department. He transferred from General Services. He has a great personality to be great with the kids and with the parents.

CL&P are wrapping up the final phase for the city-wide LED conversion on street lamps.

PD voted to move their shifts ahead one hour to avoid mirroring the industrial shifts in town. Minor traffic calls seem to happen at shift change, with this frequently necessitating overtime. This will help with overtime and with morale.

Our levy is coming up. We are not promoting this, we are only giving out the facts. ClydeScope are putting out signs and are sending out mailers. Mr. Davis and Mr. Fiser will put out facts to social media, including ways the money has been spent since the last vote. Private individuals who would like a sign should contact Mr. Brown.

FINANCE DIRECTOR'S REPORT

Mr. Davis offered thanks to staff for their assistance with the CRA legislature.

Upgrades/conversions are continuing in the Finance office. Kronos timekeeping system has not been a smooth conversion. We continue to work with the utility bill pay software.

The tax due date has been extended to 5/17/2021 for City taxes; after that date a penalty will be imposed.

Income taxes are coming in and the e-file has been working with no issues.

We are closing the financials for the month of March.

FIRE DEPARTMENT REPORT

Chief Davis reported they were called out to the Keegan SR 101 fire with mutual aid. This fire was just as big as the one in October 2020. There were just as many departments and man-hours for this fire. We spent about ten hours at the initial call, and were called back for four hours that evening. It is unknown what the investigation will find.

COUNCIL REMARKS

Ms. Jackson has noticed it has been nice seeing so many people outside, enjoying our parks, including the skate park and the tennis courts at the reservoir.

Ms. Jackson questioned what we can do about the feral cat problem, including someone feeding the cat (there is a limit to how many cats someone can have; if they are truly feral we can trap them and the dog warden can assist with this; the City would be within its rights to pass legislation to disallow outside cats; current laws could not dictate if feeding outside cats is disallowed). Would this be something the Charter Review Committee would consider (no).

Ms. Jackson reported when you are coming north on 101 the Clyde corporation sign before Fox Avenue is leaning. Also, it is requested to have a "reduced speed limit ahead" sign placed in that area.

Ms. Jackson is unable to attend the Fair Board meeting this week but Mayor Black may attend; they will need to know if we are planning to proceed with the Fair this year.

The Main Street traffic light at Maple Street is not timed correctly anymore; if you get stopped by one, you get stopped by all.

The corporation sign in front of the Middle School is pretty faded.

Ms. Jackson would like to see the pool offered to Clyde citizens for free this year, and the Rec programs as well. Someone who does not live within City limits would need to pay. If it is Council's wishes to do this, Mr. Fiser would like to have legislation to reflect this directive for 2021, to use for auditing purposes.

Mr. Keegan can be in agreement with Ms. Jackson's suggestion of no fees for the pool and Rec programs for 2021.

Mr. Keegan previously brought up all the trash at the industrial park; Judge Smith was to be contacted to see if there are any juvenile trustees available (Mr. Selvey is waiting to hear back from the judge).

Mr. Keegan referenced a detention pond that also fills with this trash and trash in the street ends up in the storm sewer. If the street sweeper would go down that street, there would be no place for the sweeper to dump the trash. Mr. Fiser will contact them again.

Mrs. Boyer noted she lost her internet during the meeting.

Mrs. Boyer offered thanks to everyone who has compiled CRA information. She added that there were additional worksessions where the CRA was discussed (although it was not the main topic for the worksession) in August 2018 and July 2019. Mrs. Boyer, Mayor Black and Mr. Brown also went to Columbus for CRA discussions. She feels this is the most forward thinking item that Council has given attention to since she has been on Council. She looks forward to the next Council meeting.

Mr. Stanley noted early voting starts tomorrow, including voting for our levy. It is important to get our information/facts out as soon as possible.

Mr. Stanley questioned if the General Services positions will be filled (yes, we have two positions to fill).

Mr. Stanley questioned if the US 20/Rt. 101 project will begin in June (yes). Does this put us at the same timeframe as the Mulberry project (no, Mulberry will bid mid-June).

Mr. Stanley agrees with not charging Clyde citizens for pool or Rec Program fees for 2021.

Mrs. Boyer is neutral for the pool and Rec program charges; however, she would like Mr. Davis' input on how this would impact our financial position.

Mayor Black is not opposed to not charging for the pool admission; however, he understands there is a great deal of cost that goes into opening and running the pool, so he would want to ensure we are in a financial position to offer this.

Mr. Stanley questioned if there was money set aside to do the finance department upgrades, before the CARES Act funds became available to use for this project (no, we had not yet set aside funds).

Mr. Fiser will prepare legislation and will have 3-5 years of attendance history for the pool and the rec program available at the next meeting for Council to vote on.

Mayor Black would like to remind Council members to fill out their Ohio Ethics questionnaire before the deadline (possibly May 17th), or they will be fined.

MOTIONS

There was none.

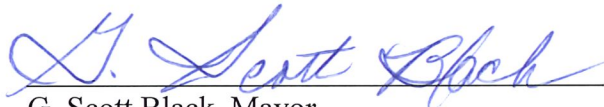
ADJOURNMENT

Motion: to adjourn the meeting at 8:54 p.m., **Action:** Approve,

Moved by Mayor G. Scott Black, **Seconded by** Vice Mayor Jean Jackson.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Mayor G. Scott Black, Council Member Bobbie Boyer, Council Member Brent Stanley, Vice Mayor Jean Jackson, Council Member Steve Keegan.


G. Scott Black, Mayor


Janet R. Dickman, Clerk of Council

CITY OF CLYDE

COUNCIL MEETING

Date: Tuesday April 6, 2021 Regular Session

Visitors – PLEASE SIGN IN:

1. Chris Shay

2. Ben Brown

3. Gary Smith

4. Steve Spader

5. _____

6. _____

7. _____

8. _____

9. _____

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11. _____

12. _____

13. _____

14. _____

15. _____