

CLYDE CITY COUNCIL
Regular Session – July 18, 2023

Clyde City Council met at 7:00 p.m. on Tuesday, July 18, 2023 in Council Chambers of the Municipal Building, 222 N. Main Street, Clyde, Ohio. Mayor Doug McCauley called the meeting to order.

Roll Call.

Present: Mayor Doug McCauley
Vice Mayor Scott Black
Council Member Steve Keegan
Council Member Chris Shay
Council Member Brent Stanley
City Manager Justin LaBenne (Not voting)
Clerk of Council Janet Dickman (Not voting)
Deputy Clerk Jackie Hoppe (Not voting)
Solicitor Zachary Selvey (Not voting)

Absent/

Excused: Finance Director Frank Weasner (Not voting)

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 July 6, 2023 regular session of council were distributed for review prior to this meeting. There were no corrections.

Motion: to approve the minutes of the July 6 2023 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 Doug McCauley, Vice Mayor Scott Black, Council Member Chris Shay, Council Member Steve Keegan, Council Member Brent Stanley.

DISCUSSION OF PENDING OLD BUSINESS

Mr. Shay recalled that a bench on the bike trail had been destroyed. There is now also a bench missing at the railroad station. He questioned if these benches will be replaced (Mr. Mason will be asked about this).

CORRESPONDENCE

Clyde Fair Parade information was shared with each council member; if interested let Ms. Dickman know if you would like to participate.

Visitors:

There were no visitors who requested to speak at this time.

FIRST READING ORDINANCES

2023-64 AN ORDINANCE REDESIGNATING THE HEREINAFTER-DESCRIBED REAL ESTATE IN THE CITY OF CLYDE, OHIO, OUTLOT 175, PARCEL NO. 326000017500, TOTALING 89.595 ACRES, IN THE CITY OF CLYDE FROM (R-1A) SINGLE FAMILY RESIDENTIAL TO (I-1) GENERAL INDUSTRIAL.

Ordinance No. **2023-64** was read in its entirety.

Mr. Stanley noted the property was annexed in 1997.

Mr. Black stated if the 89.595 acres stays residential, there could be one hundred houses on the property, which would also increase traffic and noise. He understands it is nice to see the open space, but either way (zoned residential or industrial) the property will be developed. Clyde has continually expanded and it has always been done in a public forum.

Mr. Shay questioned Mr. Brown if the topic of how to access the railroad has ever been brought up (no). He stated progress sometimes is messy and residents do not want the progress and the change in their area because it can be an inconvenience. He sympathizes with all residents who could be affected.

Mayor McCauley questioned if the City could have any say in what type of industry can go in (no; but the City could add qualifiers/restrictions but it must be done at the time of zoning; if it is zoned Industrial they would need to follow current laws). He shares concerns voiced tonight and the concern with light pollution needs to be addressed. ArtiFlex and Evergreen are not community friendly. Mayor McCauley has called the EPA regarding problems with the plastics factory; the problems were initially addressed, but not enough has been done. He is undecided regarding this zoning request. He has been a Clyde resident for 42 years and he wants community friendly businesses, but he questions how we can control the businesses.

Mr. Winke clarified he will need to further investigate the exact annexation date.

Mr. LaBenne noted Mr. Lehmkuhl is not in a hurry to sell and does not want to sell the property to a business that would not be a good fit. This property has a lot of potential. He understands the concern of light pollution and the residential problems related to the factory that is already there.

Beth Hannam, Executive Director of the Sandusky County EDC, supports this rezoning change. She reviewed the many reasons why this property would be attractive to a developer. If a business expresses interest to the SCEDC, they include Clyde officials in the discussions. Some developers are discouraged if they are seen as not being a good fit for Clyde. However, Clyde or SCEDC would have no control if the buyer goes directly to the property owner to discuss a sale. She does sympathize with property owners but stated manufacturing is the backbone of America.

David Trusdle, 4637 CR 175

- How many acres are currently available for industrial (some areas are not site ready; an area that is currently site ready does not have much acreage available)
- When the industrial site off Route 20 was built, City Council said they would not develop additional areas until that site was three quarters full; he feels there is still areas available
- When the factory came in on Limerick Road, Council required them to build up an earth barrier with trees; quickly two thirds of the trees died and nothing else was ever done
- There is train access now in the industrial park but the spur is not used due to the cost not being feasible; everything is trucked in for these businesses so rail access is a waste of time

Mr. LaBenne offered feedback regarding opportunities that have come before Clyde administration, with developers being turned away because Clyde is selective and only want a business that will be a good fit.

Kathy Kuittum , 4698 C.R. 175

- She disagrees with Mr. Black, stating the property has always been farm land and maybe it could stay that way
- She enjoys the open view
- They currently have times of difficulty getting out of their driveway if there is a train stopped and blocking the tracks and traffic is backed up; if there is an additional industrial business and additional trucks, this could make it even harder to get out of their driveway; noise from truck brakes is also a concern

Mr. Black lives on Ames Street and experiences truck traffic, noise and lights from Route 20 along with train noise behind his home. He also lived with the smell of the dog food factory when it was operating close to his home. Kathy stated she also had lived on Ames Street at one time and the noises Mr. Black is referring to are nothing compared to what she is experiencing at her home on 175 now. She also deals with debris from the factory in her homes yard.

Mayor McCauley announced that Ordinance No. **2023-64** had its first reading.

SECOND READING ORDINANCES

There were none.

RESOLUTIONS

2023-65 A RESOLUTION APPOINTING MINDY BIRKHOLZ TO THE LANDSCAPE COMMITTEE/STREET TREE COMMISSION.

Resolution No. **2023-65** was read in its entirety.

Council Members offered thanks for volunteering. Mr. Shay, the Council Liaison, noted the Landscape Committee has not met for a year and a half due to lack of members. Mayor McCauley noted Ms. Birkholz is the sister of Mary Prentice who was previously appointed to this Committee also.

Mr. LaBenne stated the Landscape Committee will now be able to apply for the Tree City USA Award again now.

Motion: to pass Resolution No. **2023-65**, **Action:** Pass,

Moved by Council Member Chris Shay, **Seconded by** Council Member Brent Stanley.

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

Yes: Vice Mayor Scott Black, Council Member Chris Shay, Council Member Steve Keegan, Council Member Brent Stanley, Mayor Doug McCauley.

Mayor McCauley announced that Resolution No. **2023-65** passed.

2023-66 A RESOLUTION AUTHORIZING THE PURCHASE OF A KUBOTA BACKHOE FOR THE CLYDE LIGHT & POWER DEPARTMENT, APPROPRIATING FUNDS AND AUTHORIZING THE EXPENDITURE OF MONEYS THEREFOR.

Resolution No. **2023-66** was read in its entirety.

Mr. Keegan questioned if attachments we currently have for another Kubota will work with this new Kubota (it is assumed they will fit, yes).

Mr. Stanley requested confirmation that this purchase was approved during the budget hearings (yes).

Motion: to pass Resolution No. **2023-66**, **Action:** Pass,

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

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

Yes: Council Member Chris Shay, Council Member Steve Keegan, Council Member Brent Stanley, Mayor Doug McCauley, Vice Mayor Scott Black.

Mayor McCauley announced that Resolution No. **2023-66** passed.

ADMINISTRATIVE REPORT

Mr. LaBenne reported the following updates:

- There are four more houses scheduled to come down.
- Due to popular demand, additional pickleball nets have been ordered. We will hold further discussion about adding more courts.

FINANCE DIRECTOR'S REPORT

Mr. Weasner was unavailable; his report was included with the agenda packet for review.

COUNCIL REMARKS

Mr. Keegan attended both days of the Fireman's Celebration. He questioned if there were any problems (no). He noted that the events were well attended, despite the rainy weather. There were food trucks that sold out early. He offered thanks to Council for participating in the parade; Mr. LaBenne offered thanks to Fire Chief Paul Fiser, noting that 28 of 31 firemen participated in

the parade.

Mr. Stanley offered thanks to the community for supporting the Firemen. He commended the City for good communication regarding road closures during the event. He feels all went well.

Mr. Stanley has observed a concern with overgrown grass and a downed tree on the former water tower property that the City owns; trash is now being thrown in the overgrown grass (this is on the list for attention).

Mr. Stanley referenced the new Ordinance that addresses vehicles should not be parked in the front yard of residences. He feels we need to continue cleaning up.

Mr. Black offered thanks for the Firemen's Celebration parade, and inviting Council to participate.

Mr. Black offered thanks to community members for attending tonight's Council meeting for the good debate and discussion. He would like to see more people attend on a regular basis.

Mr. Shay also attended the Firemen's Celebration and commended the organizers for doing an excellent job. There was good attendance for the parade; he offered thanks to Green Hills Golf Course for the use of the golf carts.

Mr. Shay attended the memorial service for Clyde PD K9 Lasso. He understands the relationship of the canine officer, and he offered an expression of sympathy for her loss. Mr. Shay expressed thanks to Auxter Funeral Home for the nice service to honor Lasso. Thanks to the Police Department for keeping us safe.

Mayor McCauley was pleased with the turnout for the public hearing and the civil discussions that occurred. Their concerns were heard and not dismissed. Council members are elected to represent the best interest for the City for now and for the future. Past Council member decisions have gotten us to where we are today.

Mayor McCauley enjoyed the Firemen's Celebration.

Mayor McCauley voiced concern with a shed that has been in the front yard of a residence on Cherry Street for four months. He feels it is time to address this situation.

By poll of Council and Administration the work session scheduled for July 25, 2023 is cancelled.

MOTIONS

There were none.

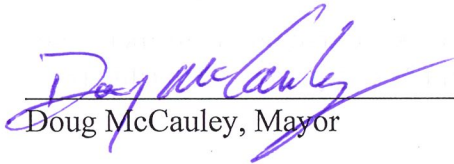
ADJOURNMENT

Motion: to adjourn the meeting at 7:55 p.m., **Action:** Adjourn,

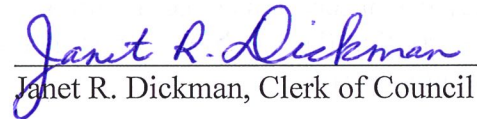
Moved by Mayor McCauley, **Seconded by** Council Member Brent Stanley.

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

Yes: Council Member Steve Keegan, Council Member Brent Stanley, Mayor Doug McCauley, Vice Mayor Scott Black, Council Member Chris Shay.



Doug McCauley, Mayor



Janet R. Dickman, Clerk of Council

CITY OF CLYDE

COUNCIL MEETING

Date: Tuesday July 18, 2023 Public Hearing and Regular Session

Visitors – PLEASE SIGN IN:

1. Ben Brown Valerie A. Jackson
2. Arian Meggitt
3. Bank Richey
4. Jerry Ritchey
5. Jean Trussler
6. Cheryl Branda
7. Suzanne Newsome
8. Michelle Newsome
9. Alicia Crocker
10. Robert S. Crocker
11. Rebecca Ruhl
12. Marlene G. Ruhl
13. Larry Kuttum
14. Kathy Jo Kuttum
15. Charles Stein Jr

CITY OF CLYDE
COUNCIL MEETING

Date: _____

Visitors – PLEASE SIGN IN:

1. Anne Shelley
2. Adam Sanchez
3. Amber Sanchez
4. Jessilyn Stein
5. Norm & Carol (Lacy) Rose
6. Tyler Metz
7. Beth Hannon
8. Ben Woodruff
9. WS Selvey
10. CR Selvey
11. Gene Paul
12. _____
13. _____
14. _____
15. _____

CITY OF CLYDE
COUNCIL MEETING

Date: _____

Visitors – PLEASE SIGN IN:

1. Gary Smith

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____