

CLYDE CITY COUNCIL
Regular Session – April 16, 2024

Clyde City Council met at 7:00 p.m. on Tuesday, April 16, 2024 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 Greg McMaster
Council Member Terri Meek
Council Member Chris Shay
City Manager Justin LaBenne (Not voting)
Clerk of Council Janet Dickman (Not voting)
Deputy Clerk Jackie Hoppe (Not voting)
Finance Director Frank Weasner (Not voting)
Solicitor Zachary Selvey (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 April 2, 2024 regular session of council were distributed for review prior to this meeting. There were no corrections.

Motion: to approve the minutes of the April 2, 2024 regular session of council as written,

Action: Approve,

Moved by Council Member Chris Shay, **Seconded by** Council Member Terri Meek.

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

Yes: Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek.

DISCUSSION OF PENDING OLD BUSINESS

There was none.

CORRESPONDENCE

There was none.

Visitors:

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

FIRST READING ORDINANCES

2024-45 AN ORDINANCE AUTHORIZING THE SALE OF A 3-ACRE PARCEL TO THE SENECA COUNTY COMMISSIONERS FOR THE PURPOSES OF CONSTRUCTING A NEW EMS BUILDING WITHIN SENECA COUNTY AND DECLARING AN EMERGENCY.

Ordinance No. **2024-45** was read in its entirety.

Mayor McCauley announced that this ordinance contained an emergency clause.

Motion: to suspend the rule preventing passage of an ordinance at a meeting at which it is first introduced, which is section 4-5 of the Charter, **Action:** Suspend rule,

Moved by Council Member Greg McMaster, **Seconded by** Council Member Chris Shay.

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

Yes: Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley.

Mr. LaBenne stated the City was approached by Seneca County Commissioner Bill Frankart with a request has no use for the land but we need to clean up the area, to take care of general dumping. The dumping occurs due to there being no presence in that area.

Mayor McCauley feels this area is geographically a great location.

Mr. Selvey, also the Green Springs Solicitor, stated Seneca County has struggled recently. Currently, a call for EMS in Seneca County sometimes takes twenty five minutes for them to arrive. Also they do not have EMS availability 24/7.

By poll of Council, Ordinance No. **2024-45** was read by title only for its second reading.

Motion: to adopt Ordinance No. **2024-45**, **Action:** Adopt,

Moved by Council Member Chris Shay, **Seconded by** Council Member Greg McMaster.

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

Yes: Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley, Council Member Chris Shay.

Mayor McCauley announced that Ordinance No. **2024-45** has been adopted.

The next issue before Council is not a Board of Zoning Appeals (BZA) issue, but an issue that needs BZA and Council review and approval. In 2017 when Ohio was grappling with issues of marijuana legalization and decriminalization, Council passed legislation 2017-06. This Ordinance addresses issued related to marijuana. It requires anyone who wishes to grow or sell marijuana to come before BZA and Council. The definition of marijuana is a hemp plant with a certain level of THC. Other communities around us were implementing rules to address this issue, and Clyde did not want to be the only community to have no rules, as we wanted to be able to have some control over the situation. This request went before BZA last night and they

approved it 5-0; however, both BZA and Council must approve before the request can go forward. It could be approved with modifications; such as approving the manufacturing and disallowing point of sale purchases. Mr. Selvey explained the process for manufacturing the marijuana, without making individual sales. The building to be used is in an area zoned for industrial therefore they could not sell anything to individuals without coming before the Planning Commission. It was noted that Mayor McCauley and Council Member Chris Shay were in attendance at the BZA meeting last night.

Mr. Selvey, Mayor McCauley and Mr. LaBenne have done a lot of homework regarding this issue.

Mr. McMaster feels it is a good move to bring this business here. This industry is highly regulated. It will bring good paying jobs to Clyde. He has no problem with this request.

Ms. Meek listened to the full audio of the BZA meeting from last night. She feels it is good to listen to all comments as this helps to get answers. She spoke with some people who work in a security role at a facility such as this. They did not report any problems.

Mr. Shay noted everyone has personal opinions for these types of issues. This is not a referendum on marijuana, this is a business that would bring approximately fifty to seventy-five new jobs to Clyde. This business would be a robust consumer of Clyde utilities and would have use for a building that is currently empty. If the business does not come here they will go elsewhere.

Mr. Black stated the last time an issue like this came before Council, marijuana was not legal. A lot has changed. He feels the previous Council members, who voted for Ordinance 2017-06 would approve this request.

Mayor McCauley feels it is critical to diversify our business opportunities and not depend solely on Whirlpool. Employment numbers have decreased by about eight hundred in the last decade. Clyde must be "business friendly", within reason. It is necessary to research these issues and decide what is best for the City. It was noted the licensing fee for this type of business is \$200,000. Similar facilities are located in nearby Gibsonburg and Huron.

Mayor McCauley put the issue before Council to consider approval of this application,

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

Yes: Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black.

SECOND READING ORDINANCES

There were none.

RESOLUTIONS

2024-46 A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR,

ACCEPT, AND ENTER INTO A COOPERATIVE AGREEMENT FOR CONSTRUCTION OF RAW WATER LINE IMPROVEMENTS PROJECT BETWEEN THE CITY OF CLYDE AND THE OHIO WATER DEVELOPMENT AUTHORITY.

Resolution No. **2024-46** was read in its entirety.

Mr. McMaster is glad to see this moving forward.

Ms. Meek is also glad about this. She feels the OWDA is a good loan program.

Mr. Black has pushed for this for years. If there would be a drought, we would need an additional water source. This will improve our ability to supply water to Clyde residents and businesses now and in the future.

Mayor McCauley offered kudos to past Council members who had the foresight to build the Beaver Creek Reservoir. The need for water is a serious issue. We need to keep our reservoirs topped off. Having good water resources will bring more people here. He is glad to have this project moving forward. Mr. Paul Fiser, Safety/Service Director, has secured over \$3 million in grants, resulting in Clyde paying only 50 cents on the dollar for this project.

Mr. LaBenne reported this project is now out for bid. He hopes the project will start by the end of the year.

Motion: to pass Resolution No. **2024-46**, **Action:** Pass,

Moved by Vice Mayor Scott Black, **Seconded by** Council Member Greg McMaster.

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

Yes: Council Member Terri Meek, Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster.

Mayor McCauley announced that Resolution No. **2024-46** passed.

2024-47 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A RENEWAL OF LEASE AGREEMENT BETWEEN THE CITY OF CLYDE AND THE SANDUSKY COUNTY COMMISSIONERS FOR THE BUILDING HOUSING THE EMS STATION LOCATED AT 803 W. MCPHERSON HIGHWAY, CLYDE, OH.

Resolution No. **2024-47** was read in its entirety.

Mr. Shay feels having EMS in town is crucial and we should all feel grateful and blessed. EMS staff are well trained. He is glad for this renewal.

Mayor McCauley questioned if the City is responsible for repairs to the building (currently, yes; but this will be considered for change at the next renewal).

Mr. LaBenne noted this lease actually expired in 2018 and the Commissioners recently caught this and brought it to our attention.

Motion: to pass Resolution No. **2024-47**, **Action:** Pass,

Moved by Council Member Chris Shay, **Seconded by** Mayor Doug McCauley.

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

Yes: Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek.

Mayor McCauley announced that Resolution No. **2024-47** passed.

ADMINISTRATIVE REPORT

Mr. LaBenne gave the following report:

- The Solar Eclipse last week was amazing
- Working with Sandusky County Economic Development and Jobs Ohio for site preparations for the Lemkuhl property
- Per the Complete Streets policy, we have sent out a survey for the speed cushions; responses have been interesting
- Planning Commission has been meeting to review codes from 1985 and 1997 to consider updating; fence, accessory building, fees, driveway standards, curb cuts, code language
- 102-104 S. Main Street is getting back into some work being done, including conduit in basement, fiber prep – looking at getting the commercial spaces ready to use by late this year or early next year
- General Services distributed concrete flower pots downtown, as this had not been done for the past couple years; a meeting will be convened and the plastic flower pots will also be deployed
- Designing Local will be here tomorrow evening 5-7 pm for an open house style meeting to review their final draft version of a master plan
- Reminder offered of the employee banquet this Saturday at 6:00 p.m. with dinner at 6:30 p.m.

FINANCE DIRECTOR'S REPORT

Mr. Weasner reported the following:

- Staff are preparing for our annual audit
- Tax day deadline was yesterday and there was a steady line of people coming to the office to file their taxes; he offered kudos to his staff member who works with the tax deadline filing as she helps many citizens with their returns.
- Expressed thanks to the General Services staff as they are always helpful

COUNCIL REMARKS

Mr. McMaster is glad to see more residents in attendance for tonight's meeting.

Mr. McMaster enjoyed the food truck that was available downtown the weekend of the eclipse.

Mr. McMaster hopes there will be a good turnout for the open house tomorrow.

Ms. Meek appreciates receiving the department heads bi-weekly updates in the Council agenda packet.

Mr. Black offered thanks to Council for passing the raw water line legislature as he feels this will bring more industry to Clyde.

Mayor McCauley shared information regarding Dr. Cliff Moore, a Clyde native and a Navy veteran, who will be running 100 miles from Cleveland to Clyde in the Tribute Trail for Heros to benefit STRIVE (the Suicide and Trauma Reduction Initiative for Veterans). He will be stopping at veteran memorials along the way. The two-day run will end with a benefit event at the Clyde VFW Post 3343 on April 20th, and a proclamation will be presented to him.

MOTIONS

Motion: to enter into an executive session at 7:34 p.m. for the purpose to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee and to consider the purchase or sale of real estate,

Action: Enter Closed Session,

Moved by Mayor McCauley, **Seconded by** Council Member Greg McMaster.

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

Yes: Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley.

Mayor McCauley noted that no further discussion or action will take place following adjournment of the executive session.

Motion: to exit the executive session at 8:05 p.m., **Action:** Exit Closed Session,

Moved by Council Member Greg McMaster **Seconded by** Council Member Terri Meek.

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

Yes: Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley, Council Member Chris Shay.

ADJOURNMENT

Motion: to adjourn the meeting at 8:06 p.m.

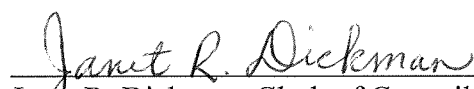
Moved by Council Member Greg McMaster, **Seconded by** Council Member Chris Shay.

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

Yes: Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black.



Doug McCauley, Mayor



Janet R. Dickman, Clerk of Council