

CLYDE CITY COUNCIL
Regular Session – September 3, 2024

Clyde City Council met at 7:00 p.m. on Tuesday, September 3, 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 August 20, 2024 regular session of council were distributed for review prior to this meeting. There were no corrections.

Motion: to approve the minutes of the August 20, 2024 regular session of council as written

Action: Approve,

Moved by Vice Mayor Scott Black, **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

A copy of the entry form for the Clyde Fair Parade was distributed to each Council member with their packet. If any Council member would like to participate, they should contact Janet Dickman or Jackie Hoppe by Friday 9/6/2024. Anyone participating will need to provide their own transportation in the parade.

Visitors:

Mike Billings and Kelly Streaker, members of the Halloween Parade Committee, presented a financial report for production of the annual Halloween parade. They are requesting a donation of \$2,500, the same amount as last year.

Mr. McMaster offered his thanks.

Ms. Meek offered thanks and noted this parade brings in a lot of visitors to the City.

Mr. Black offered thanks and compliments for doing a good job. He likes the fact that the Committee asks for donations to fund the parade a year in advance.

Mayor McCauley commends the time and effort it takes to organize the parade. The parade is well attended, rain or shine, and the Committee always does a good job. He offered his thanks, and also noted he appreciates the financial report that the Committee submits.

Jamie Corbin 406 E. McPherson Hwy. resident, is concerned with a neighboring property that is unkempt. Now there is a problem with rats coming from this unkempt property. She reviewed multiple observances of rats in the neighborhood by herself and her neighbors at various properties. She expressed concern if her child(ren) would be bitten by a rat. Ms. Corbin contacted the Sandusky County Health Department to request their assistance is addressing this serious problem. She was told that the Clyde Safety Service Director should be contacted and he would be responsible with making arrangements to get an exterminator. Ms. Corbin also spoke about multiple pets living inside the home on this unkempt property, and the smell of pet urine and feces can be smelt when walking past the residence. She spoke of expenses she has incurred for rat traps and rat poison to use on her property to address this concern.

Mayor McCauley assured this resident that Council is aware of this situation, and has been a topic of discussion for the three years he has been on Council.

Mr. Selvey understands the concern of the neighbors of this property. He explained how property rights can benefit citizens, and in this case how property rights can be a hurdle to overcome. Clyde has recently adopted aggressive legislation to address issues for nuisance abatement. Aggressive steps are currently in the works related to this property. He questioned if there would be emergency funds available to reimburse Ms. Corbin for her expenses.

Mr. LaBenne stated documentation related to this property has been ongoing since 2012. He confirmed the City recently did some clean-up of this property, and this has disturbed the pests on the property. The property owner is not cooperating with City Administration and therefore this is delaying the process. Documentation is very important; therefore, the concerns voiced in this meeting and the pictures that have been provided are helpful. It can take three weeks to schedule an exterminator. The City needs to ensure we are following the proper steps. Mr. LaBenne noted the City did not have help addressing this situation prior, even as a government entity.

Mayor McCauley confirmed this is a long process, but the process is started and it is moving forward.

Mr. Selvey stated he will be meeting with Mr. LaBenne tomorrow to discuss how to address these concerns. He encourages the resident to keep doing what you are doing and this will help. He noted this property was also cleaned by the previous City Administration, but it would return to its unkempt state. Mr. Selvey reiterated that the new aggressive abatement guidelines for Clyde are the most aggressive in Ohio. This property is number one on the City list for attention. He noted the City is paying the cost for this clean up, not knowing if the cost will be recouped.

Mr. Winke, zoning inspector, offered to collect any bills/expenses, pictures, videos from residents related to the rats.

Mr. McMaster has confidence in Mr. LaBenne to follow-up on this concern. He also personally offered some rat traps for the resident to use.

Ms. Meek feels the City is being aggressive to address nuisance properties. She has heard from residents who are living and dealing with this situation.

Mr. Shay sympathizes with neighboring residents. He lives in a similar situation, with his property abutting three nuisance properties. Therefore, he can relate somewhat to their concerns. He acknowledged that the City is somewhat limited with some resources. He offered thanks for attendance at this meeting.

Mr. Black supports the residents with their concerns; the City needs to continue moving forward for results.

Mayor McCauley stated that seeing the photos of the rats is striking. There have been numerous properties abated in the past few years.

Mr. LaBenne reported the City spent \$120,000 last year for abatements. The City started the more aggressive clean-up process with easier properties because there was not interference from the property owner. Council has given the City the power, now the City Administration just needs to figure it out as this is a new process. Mr. LaBenne explained that the City is trying to clean up other properties as well, including a Woodland Avenue property that has cat issues, and a clean-up situation on Limerick Road. There are other properties that have been torn down. We are working hard to get these cleaned up.

Mike Billings questioned what the goal/end result is for these nuisance properties (if the structure/home is going to be there, then there cannot be any issues; if there are any issues, then the goal is to have it be an empty lot; the property must be tolerable or be gone).

Mr. Billings noted the neighbors have tolerated this issue for many years (the City does not want to seize the property, they want to abate the issue). Mr. Billings noted he has made an investment

in his business across the street, and it is unfortunate to have to continue to view this nuisance property and the rats.

FIRST READING ORDINANCES

There were none.

SECOND READING ORDINANCES

There was none.

RESOLUTIONS

2024-69 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH LJB, INC. FOR A PHASE II FEASIBILITY STUDY FOR THE WASTEWATER TREATMENT PLANT EXPANSION PROJECT.

Resolution No. **2024-69** was read in its entirety.

Superintendent Biggs explained this is the beginning of Phase 2 of the upgrades. This will be a feasibility study of the plant structure and to determine if the current tanks are big enough. The plant is thirty-eight (38) years old, built in 1986.

Mr. McMaster questioned if this upgrade is due to the age of the plant or is it for future growth (both; it is recommended to look at an upgrade when a plant gets to 80% capacity; our plant is currently at 93% capacity).

Mayor McCauley feels this expense for the upgrade is a need, not a want.

Supt. Biggs added that the study will ensure we build what we need, not more and not less.

Motion: to pass Resolution No. **2024-69**, **Action:** Pass,

Moved by Council Member Chris Shay, **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 announced that Resolution No. **2024-69** passed.

2024-70 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A NEW ALTEC BUCKET TRUCK FOR CLYDE LIGHT & POWER.

Resolution No. **2024-70** was read in its entirety.

Mr. LaBenne stated this is a budget item from last year. The price is \$66,000 above budget, and this increase has been discussed with Mr. Weasner. It will probably take two to three years to receive the truck after it is ordered.

Motion: to pass Resolution No. **2024-70**, **Action:** Pass,

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

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 Resolution No. **2024-70** passed.

2024-71 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS FOR VARIOUS SUPPLIES AND SERVICES FOR THE NEEDS OF VARIOUS CITY OF CLYDE DEPARTMENTS FOR THE YEAR 2025, AUTHORIZING THE EXPENDITURE OF FUNDS FOR SAME AND AUTHORIZING A CONTRACT THEREFOR.

Resolution No. **2024-71** was read in its entirety.

Mr. LaBenne reported this is an annual item for miscellaneous bidding.

Motion: to pass Resolution No. **2024-71**, **Action:** Pass,

Moved by Council Member Terri Meek, **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.

Mayor McCauley announced that Resolution No. **2024-71** passed.

2024-72 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS FOR THE REMOVAL OF LIME SLUDGE FROM THE WATER TREATMENT PLANT IN THE CITY OF CLYDE, FOR A PERIOD OF TWO YEARS COMMENCING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2026; APPROPRIATING FUNDS; AUTHORIZING THE EXPENDITURES OF FUNDS; AND AUTHORIZING A CONTRACT THEREFOR.

Resolution No. **2024-72** was read in its entirety.

Mr. LaBenne explained this is for bidding lime sludge removal and will be a two year bid.

Motion: to pass Resolution No. **2024-72**, **Action:** Pass,

Moved by Vice Mayor Scott Black, **Seconded by** Mayor Doug McCauley.

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. **2024-72** passed.

ADMINISTRATIVE REPORT

Mr. LaBenne gave the following report:

- Mr. LaBenne, Mr. Bill Brown and Mr. Paul Fiser attended a meeting this morning with representatives from Complete Streets to finalize the sidewalk connections in town, such as connecting the Railroad plaza/sidewalks and the bike trail; this will address a safety issue
- Mr. LaBenne will attend an OEDA (Ohio Economic Development Association) meeting in Toledo the next three days with Bill Brown and Frank Weasner
- The report from JobsOhio has been received and will be reviewed
- Property issues in town will continue; current cost invested in the N. Church Street property is \$4,000; the property on Limerick Road will be next

FINANCE DIRECTOR'S REPORT

Mr. Weasner reported the following:

- Reviewed the financials
 - General Fund is down \$146,945, but this is not alarming
 - Income Tax receipts are trending down, currently down \$190,684 YTD
- Beginning to work on the budget for next year
- Property assessments are completed and are being sent to the county auditor
- Final audit results should be available mid-end October
- All is well in the Finance Department

COUNCIL REMARKS

Mr. McMaster inquired if an AED could be available at the pickle ball courts, considering the increased number of individuals using these courts (it would be best to call 911 in an emergency as the response time of one of the two officers on the road would be the best bet).

Mr. Shay agreed the squad cars could get there quickly for an emergency; he also noted the AED machines are prone to failure as they are fragile and the patches can dry out.

Mr. Black offered assistance for a Council member to find a ride if they want to be in the Fair parade, but are having trouble securing a ride.

MOTIONS

Motion: to donate \$2,500.00 to the Clyde Halloween Parade Committee,

Action: Donate,

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

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.

Motion: to enter into an executive session at 7:49 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 Doug 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 8:32 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.

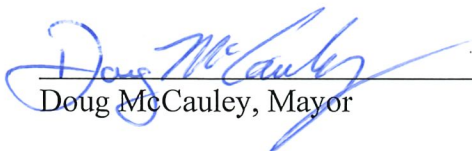
ADJOURNMENT

Motion: to adjourn the meeting at 8:33 p.m., **Action:** Adjourn,

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

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

CITY OF CLYDE

COUNCIL MEETING

Date: Tuesday, September 3, 2024

Regular Session

Visitors – PLEASE SIGN IN:

Address:

1. [Signature]

2. Ben Brown 129 W. Thomson Dr.

3. Butch Gahn 231 N. Church St

4. Ken Wink

5. Mike Bittnes 1171 Maple Clyde

6. Jane Corben 406 E. McPherson Hwy

7. Brenton Corben 406 E McPherson Hwy

8. Kelly Strecker 1455 W. McPherson Hwy

9. Mona T. Paul

10. Gary Smith

11. Kevin Schenker 410 E. McPherson Hwy

12. _____

13. _____

14. _____

15. _____