

CLYDE CITY COUNCIL
Regular Session – September 17, 2024

Clyde City Council met at 7:00 p.m. on Tuesday, September 17, 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
Clerk of Council Janet Dickman (Not voting)
Deputy Clerk Jackie Hoppe (Not voting)
Finance Director Frank Weasner (Not voting)
Safety/Service Director Paul Fiser (Not voting)
Solicitor Zachary Selvey (Not voting)

Absent/

Excused: City Manager Justin LaBenne (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 September 3, 2024 regular session of council were distributed for review prior to this meeting. There were no corrections.

Motion: to approve the minutes of the September 3, 2024 regular session of council as written

Action: Approve,

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

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 thank you letter from the Clyde Public Library for our donation for the summer reading program.

Visitors:

Waylon Garza, owner of Garza Dirt Works, LLC, would like to establish a composting facility. He gave a history of his business which he started in 2016, and the growth his business has experienced in the years since then. He is following and exceeding all EPA requirements. One of the EPA requirements will be to send a letter outlining his intentions to adjacent property owners. He offered some explanation and education on how this business would be run. He noted he owns much of the property surrounding his business, including his own home beside it. He feels this business would be beneficial to other Clyde businesses.

Mr. Selvey questioned the zoning in this area and noted it is currently zoned commercial; if this business is approved it might need to be rezoned industrial. The size of the machines and the times/days that the machine(s) would be running would need to be taken into consideration. If the area needs to be rezoned, the proper steps for approval would need to be followed.

It was noted that noise and light would also be taken into consideration in regards to an industrial zoning. Industrial is for producing, commercial is for selling. They will need to anticipate future growth of the business and how that would affect the neighbors.

Mayor McCauley would like to consider if this business would fit into our zoning and into our community. This property abuts a residential area. We will need to consider if this issue needs to go through the Board of Zoning Appeals, which would allow neighbors and members of the community to voice their opinion.

Mr. Selvey suggested a hybrid zoning may be appropriate, as the other businesses on this property would still need commercial zoning instead of industrial. This may also need to go to the Planning Commission for approval.

Mayor McCauley acknowledges that Mr. Garza states he has met the standards for EPA; next he will need to meet the standards for the City.

Mr. Garza wants to keep his business in Clyde. He understands not everyone will agree and/or be pleased with the plan. He feels this business would be a benefit to the community.

Mr. Black expressed thanks for attending and explaining his plans. He hopes it will be a success and will be an asset to Clyde.

Mr. Robert Noftz, 128½ S. Main Street, Clyde questions a business owner having a private parking spot in the alley behind Main Street. The private parking spot he is referring to is in the middle of a handicap area/ramp. The business owner states the right to have this spot is in his deed.

Mr. Winke confirmed the business owner owns the property where the parking spot is located.

Mr. Selvey noted the City can regulate sidewalks, etc. as they must be ADA compliant.

Mr. Selvey and Mr. Winke will look into this.

FIRST READING ORDINANCES

There were none.

SECOND READING ORDINANCES

There were none.

RESOLUTIONS

2024-73 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR CONSTRUCTION ENGINEERING SERVICES WITH LJB ENGINEERING, INC. OF MIAMISBURG, OHIO, FOR THE RAW WATER LINE & PUMP STATION PROJECT.

Resolution No. **2024-73** was read in its entirety.

Mr. Fiser reported they are about ready to start moving dirt. He will be doing the inspections with LBJ. It will be a typical construction/observation contract.

Motion: to pass Resolution No. **2024-73**, **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 Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley.

Mayor McCauley announced that Resolution No. **2024-73** passed.

2024-74 A RESOLUTION REAPPOINTING MEMBERS TO THE CLYDE DEVELOPMENT AUTHORITY BOARD OF DIRECTORS.

Resolution No. **2024-74** was read in its entirety.

Motion: to pass Resolution No. **2024-74**, **Action:** Pass,

Moved by Council Member Chris Shay, **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. **2024-74** passed.

ADMINISTRATIVE REPORT

Mr. Fiser gave the following report in the absence of Mr. LaBenne:

- The Raw Water project is finishing up and is progressing to be ready to begin
- The 2024 Paving project has begun, with most roads being milled
- Two Ohio Public Works (OPW) projects have been submitted for 2025; Grant Street culvert project and sewer separation project on Spring Street
- Clyde Fair preparation is going well, weather forecast is good; Main Street will be closed Thursday night

FINANCE DIRECTOR'S REPORT

Mr. Weasner reported the following:

- 2023 Financial Statements from Julian Grube have been emailed to Council for review
- 2025 budget preparation is in process for budget hearings next month
- Due to a situation with a family member of a Finance staff member, Mr. Weasner requests patience with finance department requests

COUNCIL REMARKS

By poll of Council and Administration, the work session scheduled for September 24, 2024 is cancelled.

Mr. Shay commends Clyde for a robust paving program; he questioned the status of repaving Paula Drive (it will be paved the end of this week).

Mr. Black noted the Clyde Fair is this weekend; he previously served on the Fair Board and his wife currently remains on the Fair Board. He offered thanks to the Fair Board members for their hard work.

Mayor McCauley echoed Mr. Black's comments. It takes a lot of volunteers, planning throughout the year and assistance from City crews. He offered his thanks.

MOTIONS

Motion: to enter into an executive session at 7:54 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 Council Member Greg McMaster, **Seconded by** Council Member Chris Shay

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

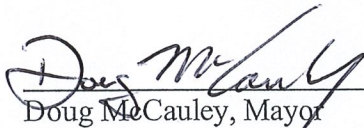
Yes: Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black.

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

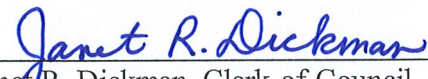
Motion: to exit the executive session at 8:10 p.m., **Action:** Exit Closed Session,
Moved by Council Member Greg McMaster, **Seconded by** Council Member Terri Meek.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Council Member Terri Meek, Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster,.

ADJOURNMENT

Motion: to adjourn the meeting at 8:11 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: Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek.



Doug McCauley, Mayor



Janet R. Dickman, Clerk of Council

CITY OF CLYDE

COUNCIL MEETING

Date: Tuesday, September 17, 2024 Regular Session

Visitors – PLEASE SIGN IN:

1. Waylon & Jenn Garza Garza Dirt Works LLC
2. Ben Brown
3. Ken White
4. Gene Paul
5. Robert Noftz
6. Gary Smith
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____