

CLYDE CITY COUNCIL
Regular Session – December 16, 2025

Clyde City Council met at 7:00 p.m. on Tuesday, December 16, 2025, 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)
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 December 2, 2025, regular session of council were distributed for review prior to this meeting. There were no corrections.

Motion: to approve the minutes of November 18, 2025, 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

There was none.

Visitors:

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

FIRST READING ORDINANCES

2025-85 AN ORDINANCE AMENDING SECTION 1105.09(C), "DEED TRANSFER FEES" OF THE CODIFIED ORDINANCES OF THE CITY OF CLYDE AND DECLARING AN EMERGENCY.

Ordinance No. **2025-85** 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 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.

Mr. LaBenne explained this is a "clean up" for this section, and to refer back to the main fee schedule.

By poll of Council, Ordinance No. **2025-85** was read by title only for its second reading.

Motion: to adopt Ordinance No. **2025-85**, **Action:** Adopt,

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 Ordinance No. **2025-85** has been adopted.

2025-86 AN ORDINANCE MAKING CERTAIN SUPPLEMENTAL APPROPRIATIONS, INTER-FUND TRANSFERS, AND INTRA-FUND TRANSFERS TO APPROPRIATIONS DURING THE FISCAL YEAR 2025 AND DECLARING AN EMERGENCY.

Ordinance No. **2025-86** 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 Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black.

By poll of Council, Ordinance No. **2025-86** was read by title only for its second reading.

Motion: to adopt Ordinance No. **2025-86**, **Action:** Adopt,

Moved by Vice Mayor Scott Black, **Seconded by** Council Member Chris Shay.

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 Ordinance No. **2025-86** has been adopted.

2025-87 AN ORDINANCE ESTABLISHING WAGES AND CERTAIN BENEFITS FOR ADMINISTRATIVE PERSONNEL AND DECLARING AN EMERGENCY.

Ordinance No. **2025-87** 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 Chris Shay, **Seconded by** Council Member Greg McMaster.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4, No = 1).

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

No: Council Member Terri Meek

Mr. LaBenne stated these amounts were approved in the budget meeting.

Mr. McMaster deferred his comments to Ms. Meek.

Ms. Meek noted concern that Council members did not receive this information prior to tonight's meeting for an opportunity to review it.

There were two significant pay increases, above the 3.5% increase other positions received – Recreation and Code Enforcement. The Recreation position is taking on more duties in this role, thus the higher pay increase; the Code Enforcement position is a new position, a new employee, a new title with a higher salary. The Zoning Inspector position remains. Mr. LaBenne noted these positions were discussed at the budget meeting.

By poll of Council, Ordinance No. **2025-87** was read by title only for its second reading.

Motion: to adopt Ordinance No. **2025-87**, **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: Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley.

Mayor McCauley announced that Ordinance No. **2025-87** has been adopted.

2025-88 AN ORDINANCE ESTABLISHING WAGES AND OTHER CERTAIN BENEFITS FOR CLYDE FIRE DEPARTMENT PERSONNEL AND DECLARING AN EMERGENCY.

Ordinance No. **2025-88** 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 Chris Shay, **Seconded by** Mayor Doug McCauley.

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.

Mr. LaBenne noted this Ordinance will streamline the process, as the previous process was complicated and hard to track.

Mr. Shay is glad to see these improvements, as this department deserves it. It is important to show them what they are worth.

Mr. Black questioned Exhibit A, which shows amounts for 2024 and amounts for 2026, but 2025 is not listed (2025 is the same amounts as 2024).

By poll of Council, Ordinance No. **2025-88** was read by title only for its second reading.

Motion: to adopt Ordinance No. **2025-88**, **Action:** Adopt,

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 Ordinance No. **2025-88** has been adopted.

SECOND READING ORDINANCES

There were none.

RESOLUTIONS

2025-89 A RESOLUTION REAPPOINTING LUCAS BORER TO THE CITY OF CLYDE BOARD OF ZONING APPEALS.

Resolution No. **2025-89** was read in its entirety.

Mr. LaBenne is happy to have Mr. Borer return for another term.

Council members agreed with Mr. LaBenne.

Motion: to pass Resolution No. **2025-89**, **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 Terri Meek, Mayor Doug McCauley, Council Member Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster.

Mayor McCauley announced that Resolution No. **2025-89** passed.

2025-90 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A 2027 INTERNATIONAL HV507 CAB AND CHASSIS FOR THE ENVIRONMENTAL SERVICES DEPARTMENT.

Resolution No. **2025-90** was read in its entirety.

Mr. LaBenne noted this purchase was approved for the 2026 budget. This Resolution authorizes the intent to purchase; we would like to lock in the price.

Mr. McMaster feels this is a good price, considering the size of the vehicle.

Mayor McCauley questioned if the quoted price is shown to be good until 1/9/2026 (we have been told the prices are going to go up).

Motion: to pass Resolution No. **2025-90**, **Action:** Pass,

Moved by Council Member Greg McMaster, **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.

Mayor McCauley announced that Resolution No. **2025-90** passed.

2025-91 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A GALION 10' STEEL DUMP BED FOR THE ENVIRONMENTAL SERVICES DEPARTMENT.

Resolution No. **2025-91** was read in its entirety.

Mr. LaBenne stated this is the truck bed to go with the new truck that was approved in the previous Resolution.

Mayor McCauley again noted the quote deadline is listed as 1/9/2026.

Motion: to pass Resolution No. **2025-91**, **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 Chris Shay, Vice Mayor Scott Black, Council Member Greg McMaster, Council Member Terri Meek, Mayor Doug McCauley.

Mayor McCauley announced that Resolution No. **2025-91** passed.

ADMINISTRATIVE REPORT

Mr. Bill Brown, Clyde Economic Development reported the following updates:

- October 15 – Whirlpool announced a major manufacturing expansion, including \$173M in capital investment and an additional 390 new jobs
- Northwood Cultivations are investing over \$25M, predicted to create about 77 new jobs
- Revere Plastics (Regional Growth Partners) announced a \$111M capital investment, creating an additional 378 new jobs

Mr. Brown offered credit to Beth Hanneman, Sandusky County EDC, who also extended congratulations to Clyde.

Mr. Brown will offer a 2025 year-end report at the next Council meeting, with more good news coming in January.

Mr. Brown spoke about housing being an issue, but there is no better time than now to continue to work together to find solutions.

Council members offered thanks to Mr. Brown for his efforts and for sharing this great news.

Mr. Shay agrees that housing is a problem across the country. This is a problem for economic development and for homelessness. We should be proactive to address this situation.

Mr. Brown noted quality of life attracts new economic development, and new residents are important.

Mr. Shay commended Mr. Brown, noting these economic advancements would not be possible without Mr. Brown's efforts.

Mayor McCauley appreciates hearing this “heads up” regarding this news, but noted the investors have the right to announce the expansions on their timeline. He commended Mr. Brown for the trust he develops on behalf of the City with investors.

Mayor McCauley agrees there are housing concerns. He hopes the wages to be paid for the newly created jobs will allow the employees to build homes in Clyde. To do this, there needs to be affordable land to purchase to build on.

Mr. LaBenne gave the following report:

- Mr. Young and I have visited some locations for Welcome Home Ohio Grant; there are some “easy targets”, lots that had homes previously. To build on these properties, they already have water tap, etc.
- Demo has started for a property on Church Street but there has been a delay due to some EVS issues
- The 4151 Limerick Road property is designated a nuisance property and had a shed fire; there has been no property insurance since 2022; the back yard has been condemned
- The property at 110 Railroad Street (Old Eagles Nest) has not been cleared for occupancy; they have been instructed they need to move out any current tenants
- The homeless individual who had been staying at the Gazebo was arrested; his belongings are still at the Gazebo

FINANCE DIRECTOR’S REPORT

Mr. LaBenne reported on behalf of Mr. Weasner:

- In 2026, appropriations will be done on a regular basis as we are catching up quickly and will have a better outlook of income and expenses with budget.
- Overlap of Zoning, Parks, and Finance staffing with raises accordingly.
- Pool Note – Information that Paul Fiser and I received was showing maturity, however, the full amortization schedule was not included so we have two more years.
- Fair reimbursement was less than planned for.
- Spoke with Julian & Grube as well as the State Auditor regarding an un-auditable status. Filing was due today, however, I was told they should have everything in and filed before the determination of un-auditable becomes final
- We continue to work with the reconciliation team at Julian & Grube
- Roberta continues to make great strides in learning her position

COUNCIL REMARKS

By poll of Council and Administration, the December 23, 2025, work session is cancelled.

Mr. McMaster wishes all a safe and Merry Christmas.

Ms. Meek offered thanks for the update regarding the un-auditable status. She requests continued updates regarding the progress, noting this is a very serious matter.

Mr. Shay noted Gary Beamer's last day with the Wastewater Treatment Plant is scheduled for 12/31/2025. He noted Mr. Beamer served as a Council member and was a Clyde business owner for many years. Mr. Shay offers him well wishes and thanks for his community service.

Mr. Black offered thanks and well wishes to all City employees and all those we contract with.

Mayor McCauley noted tonight is the final meeting for Vice Mayor Scott Black. He has served 23 years on Council, with fourteen of those years as Mayor. This would be 552 regular meetings, and when the budget meetings and work sessions are added in, it could go as high as 700-900 meetings. Twenty-three years of volunteering his time and efforts for the future of the City. Many of the things Clyde has today, Mr. Black was a part of the vote. He has shown unselfish dedication. Mayor McCauley offered his thanks to Mr. Black.

Mayor McCauley offered wishes of Merry Christmas, Happy New Year and may God bless us with health and prosperity.

MOTIONS

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 Chris Shay.

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 no formal action will take place following adjournment of the Executive Session.

Motion: to adjourn the Executive Session at 9:30 p.m. **Action:** Adjourn,

Moved by Mayor Doug McCauley, **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.

ADJOURNMENT

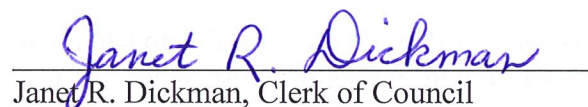
Motion: to adjourn the meeting at 9:31 p.m., **Action:** Adjourn,

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

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.


Doug McCauley, Mayor


Janet R. Dickman, Clerk of Council

CITY OF CLYDE

COUNCIL MEETING

Date: Tuesday, December 16, 2025 Regular Session

Visitors – PLEASE SIGN IN:

1. Bruce Brown
2. James Young
3. John McGary
4. Gary Smith
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____