

CLYDE CITY COUNCIL
Regular Session – April 7, 2026

Clyde City Council met at 7:00 p.m. on Tuesday, April 7, 2026, 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 Chris Shay
Council Member Cody Browning
Council Member Greg McMaster
Council Member Terri Meek
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)

Absent/

Excused: 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 March 17, 2026, regular session and March 24, 2026, work session of council were distributed for review prior to this meeting. There were no corrections.

Motion: to approve the minutes of March 17, 2026, regular session and March 24, 2026, work session of council as written, **Action:** Approve,

Moved by Council Member Cody Browning, **Seconded by** Council Member Terri Meek.

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

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

DISCUSSION OF PENDING OLD BUSINESS

There was none.

CORRESPONDENCE

There were none.

Visitors:

Clyde Public Library – Rachel Henck Bentley, Angela Herrera

Angela spoke on behalf of the Summer Reading Program. She is a CHS graduate. She prepares activities for the Summer Reading Program to serve as a motivation for kids to read during the summer months. The last few years they have held a kick-off program. The theme this summer is dinosaurs. There are many items donated and the program is a free event.

Council members offered thanks for this program, with some Council members noting they have attended the event(s) with their grandchildren.

Mayor McCauley commends the Library for providing this program. Education should not stop when school lets out for the summer. Reading in general needs to be preserved.

Rachel noted the snack/lunch program, in connection with a Toledo organization, will be offered again with the reading program. The lunch will be offered Monday through Friday.

Brandon Elliott from Toledo spoke regarding House Bill 96, Cyber Compliance Law. They can do a gap analysis to determine where you are at, and where you need to be to be compliant with the law. They can offer guidelines for IT and Safety Service and can assist with an audit. They are currently working with Lucas and Wood Counties and other townships. Contact information was shared with Justin LaBenne, City Manager, for consideration.

FIRST READING ORDINANCES

2026-30 AN ORDINANCE ADOPTING AND IMPLEMENTING THE RESIDENTIAL CODE OF OHIO FOR ONE-, TWO-, AND THREE-FAMILY DWELLINGS WITHIN THE CITY OF CLYDE; AMENDING PART THIRTEEN (BUILDING CODE) OF THE CODIFIED ORDINANCES OF THE CITY OF CLYDE BY DELETING EXISTING CHAPTER 1303 AND CREATING NEW CHAPTER 1301 – BUILDING DEPARTMENT.

Ordinance No. **2026-30** was read in its entirety.

Mr. LaBenne noted a worksession was held regarding this topic, with various issues reviewed. He gave examples of a house that was condemned and rebuilt, and there are lingering concerns if the rebuilt construction was careless and could be of poor performance. Currently there are no inspections required for this type of work. This Code could help to track issues and complaints and could also maintain a list of regulated contractors. This Ordinance would be Part 1 of adopting a Code; if approved, the next related Ordinance would include more detail related to action, enforcement and fees. Approval would also need to go to the State. Changes to our Code could occur as needed.

Mr. McMaster is aware of concerns from residents who feel government should not interfere with what a homeowner does with the home they own; however, a Code could offer protections. He feels this Code could be a move in the right direction.

Mayor McCauley identifies the representative from SafeBuilt who attended the worksession as a “salesman.” Mayor McCauley reached out to some local contractors, all of which had nothing good to say about SafeBuilt. The majority of these contractors are not in favor of using SafeBuilt as they feel they slow the process down. SafeBuilt is a for-profit company; it is felt they are slow to do inspections, and the attitude of their inspector is questionable. Mayor McCauley has concerns with how a Code like this would be implemented. This process would affect all property owners. If this process had been in effect over the years when Mayor McCauley was doing his home renovations, it would have required much more interference. He understands the safety needs a Code could address; a neighboring county has a strict code, and he feels we do not want that here. Although he agrees with the concept, he is worried about the implementation. He feels there are some Ordinance phrases that are contradictory. Mayor McCauley acknowledges there are “fly-by-night” contractors who might offer a lower price for the work, but “you get what you pay for.” He questions if this Code would be overregulating. We need to analyze this Code proposal and look at the long-term impact. He noted a second reading of this Ordinance will occur at the next Council meeting, when a vote will be taken.

Mayor McCauley questioned who would supervise the Building Department if Clyde had this Code (the City Manager, currently Mr. LaBenne).

Mr. LaBenne has not heard any complaints related to SafeBuilt, including not hearing complaints from contractors. He feels the City knows where the problems are and what to target. Do-It-Yourselfers (DIY), homeowners doing work on their own home, would not be the focus because the City does not receive complaints from DIY. Enforcement would be used as needed; the inspectors would be focused on projects presented to them, they would not be out looking for projects in need of inspection.

Gene Paul, Jr., can see both sides of this issue, including homeowners who do not want to pay money for a permit, but some situations need safety standards. How can we take care of problems, and also take care of residents who cannot afford additional fees. He would like to see if we can meet in the middle.

Mr. LaBenne stated the fees would not be in the thousands of dollars. Implementing a Code would take years. This Code would still not catch DIY, but it would be a tool to address complaints. Currently the City has no tools to address concerns. If we would like to exempt some small projects, this could be discussed. Having mandatory inspections could possibly help some residents with loans for home renovations. Even with a Code, there could be an attitude of “look the other way” unless concerns are brought to us. The City currently has no staff to enforce these types of regulations.

Jeff Lemmon of M&M Electric reached out to some of his colleagues and heard a recurring message of “don’t hire SafeBuilt.” He understands what Clyde is trying to accomplish; although he is in favor of some type of Ordinance in Clyde, he noted concerns with fees and delays in project start times. He has not had good experience with inspectors doing things timely.

Mr. LaBenne stated there are things in the State part of the Code that he would not change, but we can set the fees and decide what needs inspections. We want to incentivize, not restrict. There is a difference between commercial and residential fees; we could compare fee schedules other municipalities use.

Mr. Lemmon suggests getting additional input from contractors. He suggests narrowing down the items of concern, to weigh the importance of water heaters versus roofs versus additions versus doors/windows, etc. Mr. LaBenne noted there could be other options than SafeBuilt.

Mr. Shay noted there are some good contractors and some bad contractors; he questioned if a Code would level the playing field for the good contractors. Mr. Lemmon feels unlicensed contractors will not be getting a permit anyway, so they would not adhere to the Code guidelines. He noted good contractors will prefer to take jobs that have an “easy route”, i.e., jobs in areas that do not require permits and inspections.

Mayor McCauley noted we do not know what the future holds; at some point, Clyde could have a different City Manager who might have different views and might want to enforce every detail of a Code.

Mr. LaBenne noted Ottawa County had a two-year history of trying this type of Code, but it did not work so it was repealed.

Mayor McCauley announced that Ordinance No. **2026-30** had its first reading.

2026-31 AN ORDINANCE CREATING CHAPTER 907, “DRIVEWAYS, DRIVEWAY APPROACHES, AND CURB CUTS” OF THE CODIFIED ORDINANCES OF THE CITY OF CLYDE.

Ordinance No. **2026-31** was read in its entirety.

Mr. LaBenne stated this Ordinance is similar to the previous Ordinance on this agenda addressing a Residential Building Code. This would set expectations for regulating.

Ms. Meek questioned the guidelines for six-inch concrete; she shared this Ordinance language with a concrete vendor who feels guidelines are typically four to six inches for concrete.

Mayor McCauley announced that Ordinance No. **2026-31** had its first reading.

SECOND READING ORDINANCES

2026-23 AN ORDINANCE DESIGNATING THE INITIAL ZONING CLASSIFICATION OF R-1 SINGLE FAMILY RESIDENTIAL FOR RECENTLY ANNEXED REAL PROPERTY CONSISTING OF 5.648 ACRES, OWNED BY WILLIAM AND YVONNE SHEARER AND MATTHEW AND KATJA SOPER, AND AMENDING THE OFFICIAL

ZONING MAP.

Ordinance No. **2026-23** was read in its entirety.

Mr. LaBenne noted this has been a long process. We would like to get agreements with the townships to make this a faster process.

Motion: to adopt Ordinance No. **2026-23**, **Action:** Adopt,
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 Greg McMaster, Vice Mayor Chris Shay, Council Member Terri Meek, Council Member Cody Browning, Mayor Doug McCauley.

Mayor McCauley announced that Ordinance No. **2026-23** has been adopted.

RESOLUTIONS

2026-32 A RESOLUTION APPOINTING A CHARTER REVIEW COMMISSION PURSUANT TO SECTION 10-4 OF THE CLYDE CITY CHARTER OF THE CITY OF CLYDE.

Resolution No. **2026-32** was read in its entirety.

Mr. LaBenne noted there is a nice age range of members for some diversity for this Commission.

Mayor McCauley extended thanks for all the volunteers who will serve on this Commission.

Motion: to pass Resolution No. **2026-32**, **Action:** Pass,
Moved by Council Member Terri Meek, **Seconded by** Mayor Doug McCauley.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Vice Mayor Chris Shay, Council Member Terri Meek, Council Member Cody Browning, Mayor Doug McCauley, Council Member Greg McMaster.

Mayor McCauley announced that Resolution No. **2026-32** passed.

2026-33 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH DEERE CREDIT, INC. FOR THE LEASING OF MOWERS AND UTILITY VEHICLES FOR THE PARKS AND RECREATION DEPARTMENT.

Resolution No. **2026-33** was read in its entirety.

Mr. LaBenne noted there is an error in the invoice, stating we are in Seneca County instead of Sandusky County. This purchase was discussed at the budget hearings, and it makes sense. He noted we already have this equipment.

Motion: to pass Resolution No. **2026-33**, **Action:** Pass,
Moved by Council Member Greg McMaster, **Seconded by** Mayor Doug McCauley.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Council Member Terri Meek, Council Member Cody Browning, Mayor Doug McCauley,
Council Member Greg McMaster, Vice Mayor Chris Shay.

Mayor McCauley announced that Resolution No. **2026-33** passed.

2026-34 A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR PARTICIPATION IN THE OHIO DEPARTMENT OF TRANSPORTATION'S WINTER-USE SALT CONTRACT.

Resolution No. **2026-34** was read in its entirety.

Mr. LaBenne stated this is an annual contract, to purchase salt for the next year.

Motion: to pass Resolution No. **2026-34**, **Action:** Pass,
Moved by Council Member Cody Browning, **Seconded by** Vice Mayor Chris Shay.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Council Member Cody Browning, Mayor Doug McCauley, Council Member Greg McMaster, Vice Mayor Chris Shay, Council Member Terri Meek.

Mayor McCauley announced that Resolution No. **2026-34** passed.

ADMINISTRATIVE REPORT

Mr. LaBenne gave the following report:

- Raw Waterline passed pressure testing. Scheduled to begin testing and operation.
- Roof at Water Plant will be a large project. Paul is working with Phil and Tim to meet with vendors.
- Code Enforcement and Law Enforcement are keeping very busy already this spring.
- Ordinances related to utility pole attachments are being worked on.
- There have been a few issues with new 4-way stop intersections; construction should start next week for stop signs to come into play; there have been zero accidents
- Concerns regarding E-bikes on sidewalks, etc.
- Ongoing discussions with OnSite partners regarding their purchase of One Power and the WP BTM project. Receiving calls from landowners along the bike path (outside the city limits) with questions and concerns.
- Evergreen Closure – ensuing discussions; an Exec Session may be needed at some point.
- Oak Harbor Mayor visited and toured Clyde last week; sharing of ideas.
- Whirlpool investment invite, announcement scheduled for this Friday.

FINANCE DIRECTOR'S REPORT

Mr. Weasner reported the following:

- This Friday is Amy Lozier last day after 28 years; Alisha Stout has been hired to replace her and will have five days of training.
- Julian & Grube basic financial statement emailed to Council members
- Financials will be distributed next meeting; goal is to return to having financial statements at the first Council meeting of each month; processes are currently running smoothly and improvements have been made

COUNCIL REMARKS

Ms. Meek inquired if the intersection at Woodland and Maple will become a 4-way stop or a 2-way stop (4-way stop).

Mr. Shay commended the CHS football team who cleaned trash around the Route 20 truck stop area; this was a huge community service.

Mr. Shay commended Mr. Young, Code Enforcement, for doing a good job as shown on his department report shared with Council Members with this meeting agenda. Mr. Shay appreciates Mr. Young's hard work.

Mayor McCauley extended thanks to the Clyde VFW for donating \$800 to the community group who plants and takes care of the downtown planters. Plans for this year will be red, white and blue to commemorate the 250th anniversary.

Mayor McCauley attended a GLCAP meeting with Mr. Bill Brown, where the CHIP program was discussed. It is felt there are many hoops to jump through to receive money from this grant program. He would like to develop strategies to implement to increase use of this grant opportunity. Last year only 60% of the available \$300,000 was used; he would like to see 100% of the available funds used. The remaining funds go back to the CHIP program. There are currently eight pending applications for this year, when and if a new grant is approved to be available.

Mayor McCauley had an IGS Energy representative come to his home to discuss natural gas. The representative asked many questions; Mayor McCauley feels residents should not be offering information in this type of situation. Mr. LaBenne confirmed this representative did follow the proper steps to get a permit from the City to go door to door. However, if the representative overstepped the boundaries of the permit, the permit could be revoked. The City chooses to not sign a natural gas contract so City residents are not automatically opted in to a contract. This allows residents to choose their own provider. Mayor McCauley encourages residents to compare "apples to apples" and to search a website applestoapples.gov to check prices and to lock in the price they choose.

MOTIONS

Motion: to donate \$1,000 to the Clyde Library Summer Reading Program, **Action:** Donate, **Moved by** Council Member Greg McMaster, **Seconded by** Council Member Code Browning.

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

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

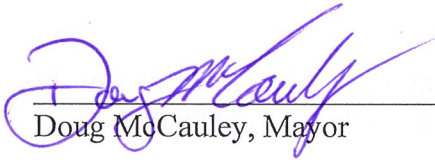
ADJOURNMENT

Motion: to adjourn the meeting at 8:26 p.m. **Action:** Adjourn,

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 Greg McMaster, Vice Mayor Chris Shay, Council Member Terri Meek, Council Member Cody Browning, Mayor Doug McCauley.



Doug McCauley, Mayor



Janet R. Dickman, Clerk of Council

CITY OF CLYDE
COUNCIL MEETING

Date: Tuesday, April 7, 2026 Regular Session

Visitors – PLEASE SIGN IN:

1. Ben Brown
2. GENE PAUL
3. Gene Paul
4. Gary Smith
5. Angela Herrera
6. Rachel Hencle Bentley
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____