

+CLYDE CITY COUNCIL
Regular Session – April 21, 2026

Clyde City Council met at 7:00 p.m. on Tuesday, April 21, 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 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)
Solicitor Zachary Selvey (Not voting)

Absent/

Excused: Council Member Greg McMaster

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 April 7, 2026, regular session of council were distributed for review prior to this meeting. There were no corrections.

Motion: to approve the minutes of April 7, 2026, regular session of council as written,

Moved by Council Member Cody Browning, **Seconded by** Vice Mayor Chris Shay.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

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

DISCUSSION OF PENDING OLD BUSINESS

There was none.

CORRESPONDENCE

There was none.

Visitors:

Realtor Robert Rigsby has an interested buyer for the Lemkuhl property. In order to proceed, he needs to know the estimated cost to get a load study and how long it would take to get the load study. He noted he had received a study, but the study is three years old; he is requesting a more recent study. Mr. LaBenne stated the cost for the AEP load study would be about \$100,000; once the request is in the queue, it might take 120 days to get the study. Mr. LaBenne stated the time frame to get a load study from Clyde Light & Power is unknown. Mr. Rigsby requested to receive this information regarding cost and timeframe in writing, so he can present it to the interested buyer. He noted he assumes the payment for the load study would be due up front.

Mr. Rigsby indicated this buyer may also be interested in two other properties (one is 25 acres, the other is 30 acres), located south of 175, on 160. These two parcels are on each side of the street, in two different townships. It is sixty-three acres total. Mayor McCauley questioned the intent for the property. Mr. Rigsby stated it might be an electric battery manufacturing plant that could employ 250-500 employees. Another option could be a data center, but that would have increased energy needs with fewer employees. The buyer is open to bringing in whatever the City wants. The buyer would maintain the building and would lease the building to the user. Mr. Rigsby would also like to get information on the Evergreen building when that becomes available.

John Lenthe of 1286 Burkholder Road has a dirt track along Route 20. His sons want to use this as a practice track. His sons have reached out to neighbors within 300 feet of the track and have obtained eighteen signatures on a petition to allow them to use the track. They have proposed regulated hours/days they would be able to use the track, with the goal to be a good neighbor. He noted complaints regarding the track have come from only one person.

Mr. Selvey noted the track does not violate zoning codes. The only concern voiced has been for noise, and the Police Department have been contacted with this complaint by only one person. The noise is compared to be less than a lawn mower. Mr. Selvey stated the City cannot “bless” this track, they can only confirm that it does not violate zoning.

FIRST READING ORDINANCES

There were none.

SECOND 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.

By poll of Council, Ordinance No. **2026-30** was read by title only for its second reading.

Mr. LaBenne distributed an analysis to Council members prior to this meeting, for their review. This Ordinance is the part of this process to allow it to happen; if approved, next the fees would be discussed, followed by the plan being submitted to the State.

Ms. Meek reviewed the analysis and she talked to various contractors and fire department personnel. It was voiced that ownership should be on the homeowner as to who they have to do work on their home. A complaint she heard from the contractors is that the inspections are not done timely. The contractors also stated they would prefer to not deal with the added steps of a Residential Code. A Fire Chief shared with her that more home fires are related to cooking as opposed to electrical issues.

Mr. Browning also reviewed the analysis and he feels if this Ordinance is approved, a worksession would be needed, and we should have contractors invited to attend and voice their opinions.

Mr. Shay works in a hardware store. In his conversations with contractors and some fixer-uppers, he feels about 50% are in favor of adopting a Residential Code and 50% feel it would hurt people who want to have home improvements. He personally feels this would be a good safeguard, especially for elderly residents who could be easily taken advantage of.

Mayor McCauley offered thanks for the analysis as it helped to answer some of his questions and misconceptions. He understands the necessity of a Code, and he feels for those in deplorable living situations, questioning if a Code would protect against deplorable situations. He noted investors are buying up our community, but they have no connection to Clyde and may not care about the quality of work done by contractors. He questions how successful a Code is in other communities. If this Ordinance is adopted, Clyde must be intelligent with how it is rolled out. For state housing grants, a Code would be needed in order to qualify. He shared that York Township now has three wind turbines coming because they have no zoning code.

Mr. Selvey has been a licensed attorney for fourteen years. The complaints his law office receives related to poor construction work that has been done has grown ten fold over the past five years. There is a large market for this type of work that needs to be done. A Code would be a safeguard against poor construction work and needed litigation. A quality construction company would not be intimidated by a Code because it includes everything they are already doing.

Mr. LaBenne recently attended a housing development meeting, with some discussion around subdivisions that were not built well. Clyde Administration Zoning receives calls with a variety of issues and conditions. Mr. LaBenne feels it would be a 20-30 year process to integrate a Residential Building Code.

Mayor McCauley recalled the City Manager interview for Mr. LaBenne, where Mr. LaBenne shared his vision. The appropriate tools need to be available to Mr. LaBenne to be able to move forward to make needed changes.

Mayor McCauley noted his reason for running for a Council seat was his desire to try to do better. But tools are needed in order to do better. He noted he has no faith in SafeBuilt, but there are other

options.

Mr. Bill Brown inquired about a plan to ensure there will be follow-up in the future, with Administration not letting things fall through the cracks.

Motion: to adopt Ordinance No. **2026-30**, **Action:** Adopt,

Moved by Council Member Cody Browning, **Seconded by** Mayor Doug McCauley.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3, No = 1).

Yes: Vice Mayor Chris Shay, Council Member Cody Browning, Mayor Doug McCauley.

Nay: Council Member Terri Meek

Mayor McCauley announced that Ordinance No. **2026-30** has been adopted.

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

By poll of Council, Ordinance No. **2026-31** was read in its entirety for its second reading.

Mr. LaBenne noted this is needed to set standards.

Motion: to adopt Ordinance No. **2026-31**, **Action:** Adopt,

Moved by Vice Mayor Chris Shay, **Seconded by** Council Member Cody Browning.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

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

Mayor McCauley announced that Ordinance No. **2026-31** has been adopted.

RESOLUTIONS

2026-35 A RESOLUTION DECLARING A 2015 FORD EXPLORER INTERCEPTOR AS SURPLUS PROPERTY NOT NEEDED FOR MUNICIPAL PURPOSES AND AUTHORIZING ITS TRANSFER TO THE NORTH BALTIMORE POLICE DEPARTMENT FOR NORMAL CONSIDERATION.

Resolution No. **2026-35** was read in its entirety.

Mr. LaBenne noted this vehicle is in poor condition, but the North Baltimore Police Department would still like to acquire it.

Mr. Browning questioned if the vehicle is not in working order (it runs, but is not felt to be dependable).

Mayor McCauley noted we will no longer need to pay for insurance or upkeep for this vehicle.

Motion: to pass Resolution No. **2026-35**, **Action:** Pass,
Moved by Vice Mayor Chris Shay, **Seconded by** Council Member Cody Browning.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Council Member Cody Browning, Mayor Doug McCauley, Vice Mayor Chris Shay, Council Member Terri Meek.

Mayor McCauley announced that Resolution No. **2026-35** passed.

2026-36 A RESOLUTION REQUESTING THE SANDUSKY COUNTY COMMISSIONERS TAKE ACTION TO ADJUST THE BOUNDARY LINES OF GREEN CREEK TOWNSHIP FOR THE EXCLUSION OF RECENTLY ANNEXED PARCELS.

Resolution No. **2026-36** was read in its entirety.

Mr. LaBenne explained this is a formality to re-draw the map and assign City pin numbers. This is related to recently annexed property on Maple Street.

Motion: to pass Resolution No. **2026-36**, **Action:** Pass,
Moved by Vice Mayor Chris Shay, **Seconded by** Mayor McCauley.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Mayor Doug McCauley, Vice Mayor Chris Shay, Council Member Terri Meek, Council Member Cody Browning.

Mayor McCauley announced that Resolution No. **2026-36** passed.

2026-37 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CDWG FOR THE PURCHASE OF VERKADA CAMERAS.

Resolution No. **2026-37** was read in its entirety.

Aaron Humberger reported Clyde already has a sizable amount of this type of camera. This request was presented at the budget hearings to expand coverage. It would include a ten-year licensing agreement, so there would be no additional fees. It would also include some door readers.

Mr. Shay feels this will add to the security of our town; he offered his thanks.

Mayor McCauley noted the existing cameras are working well. He questioned if there will be a cost for a software upgrade (no).

Mr. LaBenne noted the Clyde school system uses the same type of system. The Police dispatch can access both City and School cameras. The camera company provides good discounts for us using the same system.

Motion: to pass Resolution No. **2026-37**, **Action:** Pass,
Moved by Council Member Cody Browning, **Seconded by** Council Member Terri Meek.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Vice Mayor Chris Shay, Council Member Terri Meek, Council Member Cody Browning,
Mayor Doug McCauley.

Mayor McCauley announced that Resolution No. **2026-37** passed.

2026-38 A RESOLUTION CREATING THE PART-TIME ADMINISTRATIVE POSITION OF IT HELP DESK TECHNICIAN.

Resolution No. **2026-38** was read in its entirety.

Aaron Humberger shared that he had an intern last summer and it was very helpful. Aaron receives phone calls throughout the day, which can be an interruption to him when he is working on a big project. The intern was able to assist to resolve those phone call issues.

Mr. LaBenne noted this position was discussed years ago. He also noted that Aaron's time is also spent in Administrative meetings and working on big projects at new buildings.

Aaron noted the current service ratio is one IT person for about 100 people/computer terminals.

Mr. Browning agrees this position is needed.

Mayor McCauley questioned how many hours are considered part time (under 30 hours/week).

Mr. LaBenne stated the position wage rate is tied to the automatic step increase schedule.

Mayor McCauley acknowledged this position was not discussed during the budget hearing. Mr. Weasner explained this position will be funded through the electric department; although it was not budgeted for, he feels the electric department balance can support this additional expense. Mr. Weasner gave an example of an urgent IT need in the Finance Department this week, where Aaron could have benefited from having an assistant.

Motion: to pass Resolution No. **2026-38** **Action:** Pass,
Moved by Vice Mayor Chris Shay, **Seconded by** Council Member Cody Browning.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Council Member Terri Meek, Council Member Cody Browning, Mayor Doug McCauley,
Vice Mayor Chris Shay.

Mayor McCauley announced that Resolution No. **2026-38** passed.

ADMINISTRATIVE REPORT

Mr. LaBenne gave the following report:

- Continuing to work with Evergreen following their closure, discussions with consultants
- Communications and assistance in facilitating developers with property owners – met and had calls with multiple prospects over the last two weeks – some projects moving forward and deals have been made; others are in the queue.
- Neighbor and Code Enforcement issues are in full swing.
- Mr. Jared Young and I attended the first Sandusky County Housing Task Force meeting

FINANCE DIRECTOR'S REPORT

Mr. Weasner reported the following:

- Reviewed the financials
 - Water – 2025 grant money for the raw water line project was not recorded
 - Electric – power cost is \$2 mil over the same period last year; \$1.4-1.5 mil is owed from Evergreen; engineering costs are increased; some double postings from 2025 have been corrected; budget was based on past years average

Ms. Meek questioned if more detailed financials will be available now that finance department processes are getting cleaned up (yes).

Mr. Browning inquired about the EPA being at the Evergreen property (there are questions about Evergreen and Greenbridge, if they are the same company; and who could be responsible for cleaning up the property, which is overall a mess).

COUNCIL REMARKS

By poll of Council and Administration, the work session scheduled for April 28 is cancelled. It was noted Mayor McCauley is not available that date, it would be too soon to invite contractors to attend, and Mr. LaBenne could not be fully prepared by that date.

Mayor McCauley shared that the Clyde Fire Department annual chicken BBQ will be held on Sunday this weekend. Tickets are \$10/each and can be purchased from any firefighter.

Mayor McCauley expressed a safety concern related to e-bikes, noting this is a big issue throughout Ohio. He recently saw a serious accident when a young girl fell off an e-bike and received a concussion among other injuries when her head hit the pavement, and he was also hit by an e-bike which should not have been being operated on the sidewalk. We are also seeing the e-bikes in the parks. The Ohio code related to use of e-bikes is not very clear or detailed. There are three types of e-bikes, with one having the ability to go up to 28 mph. Rules need to be explained to riders, including the need for a helmet, and to not ride tandem.

Mr. LaBenne stated the Police Department can write a ticket for someone riding on the sidewalk. We could possibly consider making some edits to our existing codes. We may also see what other

communities are doing.

Mr. Selvey noted Council could pass a requirement to wear a helmet. It would be very difficult for the Police Department to determine the power of an e-bike, with issuing citations. The e-bikes could also be banned from the parks.

Mr. Shay has witnessed many bike accidents, including regular bicycles, which can have the same level of accidents as e-bikes. It is not possible to regulate common sense. Enforcement is not an easy solution.

MOTIONS

There were none.

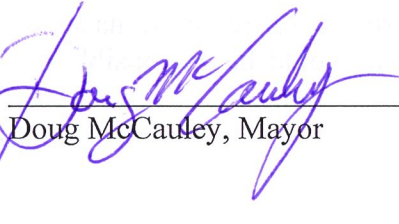
ADJOURNMENT

Motion: to adjourn the meeting at 8:15 p.m. **Action:** Adjourn,

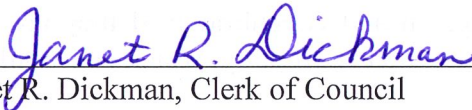
Moved by Mayor Doug McCauley, **Seconded by** Vice Mayor Chris Shay.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

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



Doug McCauley, Mayor



Janet R. Dickman, Clerk of Council

CITY OF CLYDE
COUNCIL MEETING

Date: Tuesday, April 21, 2026 Regular Session

Visitors – PLEASE SIGN IN:

1. Ed Mish
2. Aaron Humberger
3. Ben Brown
4. Gary Smith
5. Dani Amante
6. [Signature]
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
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