

Minutes of December 4, 2025 Council

Meeting of the Clayton, Ohio City Council
Clayton Government Center
December 4, 2025

CALL TO ORDER

The meeting was called to order by Mayor Stevens at 7:30 PM. Present were Mayor Stevens and Councilmembers Farmer, Gorman, Merkle, Kelly, and Bachman. Motion by Gorman to excuse Councilman Henning this evening, motion was seconded by Farmer. Voting, all yeas, motion carried.

CLERK'S REPORT

Clerk Seim presented the minutes of the November 20, 2025 Council work session. Motion by Gorman, second by Kelly to approve the minutes as presented. Voting, all yeas, motion carried. Seim then presented the minutes of the November 20, 2025 Council meeting. Motion by Gorman, second by Merkle to approve the minutes as presented. Voting, all yeas, motion carried.

VISITOR'S COMMENTS

Earl Harlamert of Clayton's Parks Commission announced that our annual Breakfast with Santa will be held on Saturday, December 13th beginning at 9:00 a.m. at Meadowbrook at Clayton. Tickets are still available at the Clayton Government Center. Children who don't have tickets for the breakfast are welcome and can have their pictures taken with Santa.

OLD BUSINESS

Ordinance No. O – 11 – 25 – 31 An Ordinance Authorizing the Creation of Three Incentive Districts in Connection with the Hunter's Path Development within the City of Clayton, Ohio; Declaring Improvements to Certain Real Property Within Such Incentive Districts to be a Public Purpose; Describing the Public Infrastructure Improvements to be made to Benefit or Serve the Real Property Within Such Incentive Districts; Declaring such Property to be Exempt from Real Property Taxation; Requiring Annual Service Payments in Lieu of Taxes; Establishing a Municipal Public Improvement Tax Increment Equivalent Fund; and Providing Related Authorizations Pursuant to Ohio Revised Code Sections 5709.40(C), 5709.42, 5709.43, 5709.832 and 5709.85. Farmer stated for the sake of procedure in the record I would like to make a motion for an amendment of infrastructure cap reimbursement of \$970,000 and a clause added to terminate the TIF upon completion of the complete payment of the infrastructure cost. Mayor Stevens stated a motion has been made, is there a second. Hearing no second, the motion fails. Motion by Bachman to approve the Ordinance as written, Merkle seconded the motion. Voting: Farmer-no, Gorman-yes, Merkle-yes, Kelly-yes, Bachman-yes, and Stevens-yes. Motion passed 5-1.

Ordinance No. O – 11 – 25 – 32 An Ordinance Authorizing the Creation of Two Incentive Districts in Connection with the Northwoods Estates Development within the City of Clayton, Ohio; Declaring Improvements to Certain Real Property Within Such Incentive Districts to be a Public Purpose; Describing the Public Infrastructure Improvements to be Made to Benefit or Serve the Real Property Within Such Incentive Districts; Declaring Such Property to be Exempt

from Real Property Taxation; Requiring Annual Service Payments in Lieu of Taxes; Establishing a Municipal Public Improvement Tax Increment Equivalent Fund; and Providing Related Authorizations Pursuant to Ohio Revised Code Sections 5709.40(C), 5709.42, 5709.43, 5709.832 and 5709.85. Farmer stated for the record I motion to amend this Ordinance with infrastructure cap of \$1.14 million and a clause to terminate the TIF agreement upon completion of meeting that cap. Mayor Stevens advised there has been a motion to amend the Ordinance, is there a second. Hearing no second, the motion fails. Motion by Gorman to approve the Ordinance as written, Bachman seconded the motion. Voting: Farmer-no, Gorman-yes, Merkle-yes, Kelly-yes, Bachman-yes, and Stevens-yes. Motion passed 5-1.

Ordinance No. O – 11 – 25 – 33 An Ordinance Adopting and Implementing the City of Clayton Cyber Security Policy; Authorizing Related Administrative Procedures; Providing for Publication and Postings; and Superseding Prior Inconsistent Ordinances, Resolutions and Policies. Second reading, no further discussion. Motion by Gorman to approve the Ordinance, Merkle seconded the motion. Voting, all yeas, motion carried.

NEW BUSINESS

O – 12 – 25 – 34 An Ordinance Adopting the 2026 Job Categories and Wage Scale for the City of Clayton, Ohio; Establishing Classifications, Pay Grades, and Compensation Administration. Motion by Gorman to approve the Ordinance, Kelly seconded the motion. Voting, all yeas, motion carried.

R – 12 – 25 – 79 A Resolution Adopting Annual Appropriations for Fiscal Year 2026. Kevin Schweitzer, Finance Director, advised Council received an updated budget for next year. The changes are related to the collaborative and the need to remove some of the intergovernmental revenues we received reimbursements, and we moved some of the full-time to part-time and increased contractual services. Motion by Gorman to approve the Resolution, Merkle seconded the motion. Voting, all yeas, motion carried.

R – 12 – 25 – 80 A Resolution Authorizing the Finance Director to Request the County Auditor to make Advance Payments into the Clayton Account. Schweitzer advised this Resolution allows us to request advances on property taxes from the County Auditor. Instead of receiving two lump sum payments, we receive payments throughout the year. Motion by Gorman to approve the Resolution, Merkle seconded the motion. Voting, all yeas, motion carried.

CITY MANAGER REPORT

Interim City Manager Wittman asked Randy Sanders of our Public Works Department to give an update on our annual leaf program. Sanders advised we have had a bad year for leaves, they are piled up everywhere. We have two aging machines, and we had one go down in the middle of the season and that was during the first pickup when hardly any leaves were falling in October and November. Our new machine was finally delivered towards the end of November, and we had to send it right back as it was broken, it was a hydraulic issue. It is back now, and now we have that and the third one may possibly be fixed in time. We're hoping we get some melting this weekend, and we're going to get right back on it with all three machines. I'm asking everyone to please be patient. Ms. Wittman advised we have posted information on our website and our social media about the pass-through fee from Rumpke due to an increase with Montgomery County Waste Solid and Waste District. Residents will see a \$0.06 cents increase on their quarterly bill starting with 2026, due to the state approving that fee.

COUNCIL MEMBER COMMENTS

Bachman stated we're in the beginning of the holiday season, time for a lot of events. I want to wish everyone happy holidays and have a good time and be safe. I'm looking forward to next weekend's Breakfast with Santa, looking forward to having that back after not being able to do it last year. It's always a great turnout and a great time. Kelly stated I'm going to throw out a positive for Randy and the service department, they did an incredible job with the snow removal. Once you hit the Englewood line, you see a huge difference from Clayton to Englewood, especially on National Road, it was incredible. Clayton did a fine job, I appreciate all their hard work. Also, Breakfast with Santa, even if you don't buy tickets, you can still show up and get your picture taken with Santa. For some people it means a lot to have their family picture taken with Santa. Other than that, have a safe holiday season. Merkle wished everyone happy holidays for whichever faith you follow. I want to thank the city staff for all the work they've done throughout the year. The people that do the work don't get the praise, but they are the ones that do the hard work behind the scenes to keep things running, but don't hear words of appreciation and thanks. I've been in this spot for 16 years and always try to make it a point to say thank you from a personal standpoint for the services that have been given to me personally. Matt (Hamlin), you're approaching your last few weeks with the city. You've been here a long time, and I want to say thank you for the work that you've done and the service and the leadership you have provided over the years. You are putting the city in good hands following your leadership. I want to say thank you for all that and all the work that everyone has done throughout the year. Gorman thanked Randy and his crew for the job they did on the roads on Tuesday morning. They did a great job and hopefully the weather will straighten out, and they will do the same great job on the leaves. I'd like to wish everyone a happy and a safe holiday season. Farmer stated I do appreciate what public works does with the leaves and keeping the roads clear. I'm looking forward to Breakfast with Santa on the 13th, I'll be there and I might even get my picture with Santa. Be safe out there this holiday season and have a great holiday season. Be careful hanging up all those lights, get creative, but avoid injury. Stevens stated I want to say Randy, your folks did a great job on the snow and leaf pickup. I want to say thanks to everyone, the staff, all the personnel that work for Clayton. Like I say at every meeting, these guys wear a lot of hats and they work at very high levels, very efficient. We have an efficient government here. Anyone that says we waste money, especially on personnel, they don't know what they're talking about. We appreciate all the good work from everyone. I'll see everyone at Breakfast at Santa next Saturday. I will likely have some words for Chief at our next meeting, you had a great career here and have done a great job. I hope everyone has a good and safe holiday.

Motion by Gorman, second by Merkle to adjourn. Voting, all yeas, motion carried.

Meeting adjourned at 7:50 PM.