



# City of Green

Central Administration  
Building  
1755 Town Park Blvd.  
PO Box 278  
Green, OH 44232

## Meeting Minutes

### City Council

**Barbara Babbitt - Ward 1**  
**Bob Young - Ward 2 - Vice President**  
**Rocco Yeargin - Ward 3**  
**Matt Shaughnessy - Ward 4**  
**Stephen Dyer - At-Large**  
**Chris Humphrey - At-Large - President**  
**Justin Speight - At-Large**  
**Molly Kapeluck, MMC Clerk of Council**

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**Tuesday, September 25, 2018**

**7:00 PM**

**Council Chambers**

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#### I. Call to Order

#### II. Pledge of Allegiance

#### III. Roll Call of Council Members

**Present:** 7 - Barbara Babbitt, Stephen Dyer, Chris Humphrey, Matt Shaughnessy, Justin Speight, Rocco Yeargin and Bob Young

Also present:

Mayor Neugebauer

Bill Chris, Law Director, Interim

Valerie Wax Carr, Service Director

Paul Pickett, City Engineer

Steve Schmidt, Finance Director

Nichole Baldinger, Clerk of Council, Interim

#### IV. Council Study Session

##### [TMP-2249](#)

Approval of the September 11, 2018 Regular Meeting Minutes

**Attachments:** [9-11-18 Council Minutes](#)

**A motion was made by Council Member Young, seconded by Council Member Dyer, to approve the Minutes. The motion carried by the following vote:**

**Aye:** 6 - Babbitt, Dyer, Humphrey, Shaughnessy, Yeargin and Young

**Abstain:** 1 - Speight

##### [TMP-2240](#)

Approval of the August 2018 Financial Statement, Subject to Audit

**Attachments:** [AUGUST 2018 ELECTRONIC FINANCIAL REPORT](#)

**A motion was made by Council Member Dyer, seconded by Council Member Young, to approve the Report. The motion carried by the following vote:**

**Aye:** 7 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight, Yeargin and Young

## V. Public Report

Brent Kuwatch, 5706 Buck Trail, Green, OH-

Mr. Kuwatch gave a detailed explanation on the appraisal of Raintree CC. Explained why there was difference in price values.

Paul Langanek, 4356 Mayfair Rd. Green, OH-

Mr. Langanek explained that he has lived in Green since 1963. He has had many hats in the City. He stated that when he was a trustee the Zoning Board tried to rezone this land to multi-family. The trustees turned it down. He stated that he hopes that Council follows suit and keeps Raintree as green space or a golf course. He supports the purchase of Raintree.

Pat Carleski, 3878 Greenfield Rd., Green, OH-

Opposed to spending this amount of money and the cost of upkeep to keep Raintree a golf course. She would like to see it made into a park so that everyone can enjoy it, instead of keeping it as a golf course or banquet facility.

Gary Barker, 3144 Helston Ave., Green, OH-

Mr. Barker states he would like to read the appraisal that the City has. Feels that he could pick out possible problems or issues. Council is not well versed at reading commercial real estate appraisals. Inappropriate to give out only part of the appraisal.

Dave France, 4574 Treeview Dr., Green, OH-

Mr. France spoke regarding Issue 14-making the Law Director elected. Mr. France is opposed to Issue 14 and does not believe an elected Law Director is the best way to go. He can see no reason why that should change. There's a provision in the Charter that calls for a charter review in 2019. Let the decision be made during that Charter review.

Steve Braswell, 1207 Peachwood Way, Green, OH-

Mr. Braswell doesn't see why they would rush the decision on Raintree. Things could go wrong, and due diligence will help make this decision. Take your time and do it right.

Matthew Kuwatch, 2551 Greenview Dr. Green, OH-

Mr. Kuwatch is in support of the purchase of the Raintree Golf Course. It is likely this land will be sold to a developer if we do not purchase it. There are already large tracts of land that will be developed which will add strain to the schools and city.

Kathy Wise, 2468 Country Club Dr., Green, OH-

Mrs. Wise supports the purchase of the golf course. The density of homes is already

too much. The City cannot handle that many additional homes.

John Doan, 2480 Country Club Dr., Green, OH-

Mr. Doan is in support of purchasing the golf course. Can create programs for everyone, seniors, juniors, etc. All residents can get something out of it. Events operations will also create a good option for people to use and generate income.

Attorney Gust Callas, 220 Market Ave. S., Canton, OH-

Attorney Callas is the chief officer for the litigation dealing with the golf course at this time. Mr. Callas states that the rumors flying around are not true and would be happy to answer any questions they may have right now.

Mr. Yeargin asked what assurance Mr. Calous could give that they are receiving is the truth.

Mr. Callas answered that the numbers were not misrepresented and he has implicit trust in the CPA who handled it.

Mr. Kuwatch explained that the City of Twinsburgs revenue is similar to ours and they are successfully running a golf course and banquet center, and have put money into the club house to upgrade it. Believes Mr. Ranieri wants the best for the community

## VI. Public Hearings

## VII. Reading of Correspondence

[TMP-2241](#) September 12, 2018 Parks & Recreation Board Agenda

**Attachments:** [Revised PRB Agenda 9-12-18](#)

[TMP-2238](#) Letter from Timothy Ott RE: Supports the Purchase of Raintree Country Club

**Attachments:** [Tim Ott Letter RE Raintree Purchase](#)

[TMP-2239](#) Letter from Randy Edwards RE: Opposition to the Purchase of Raintree Country Club

**Attachments:** [Randy Edwards Letter RE Raintree Purchase](#)

[TMP-2244](#) Email from Ruth Thompson Supporting the Purchase of Raintree CC

**Attachments:** [Thompson Email - Supports Purchase of Raintree](#)

[TMP-2245](#) Email from Kevin & Linda Lonsdorf in Support of the Purchase of Raintree CC

**Attachments:** [Lonsdorf- Support Raintree Purchase](#)

[TMP-2246](#) Email from Terry Rodgers in Support of Purchasing Raintree CC

**Attachments:** [Rodgers Supports Raintree Purchase](#)

[TMP-2247](#) Email from Lisa Peveski RE: Raintree & Paving Comments

**Attachments:** [Peseveski Raintree-Paving Comments](#)

[TMP-2248](#) Email from Steve Braswell RE: Raintree Acquisition

**Attachments:** [Braswell Raintree Acquisition](#)

[TMP-2250](#) Email from Scott Richardson Supporting the Purchase of Raintree CC

**Attachments:** [Scott Richardson Supports Raintree Purchase](#)

All correspondence read in and filed.

VIII. New Legislation - Items on First Reading

[2018-R69](#) A RESOLUTION REQUIRING THE SUMMIT COUNTY FISCAL OFFICER TO ADVANCE FUNDS TO THE CITY OF GREEN, AND DECLARING AN EMERGENCY. -Introduced on 9/25/18

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R69 re Advance Property Tax 2019.docx](#)  
[2018-R69 SC Fiscal Advance](#)

[2018-R70](#) A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION, AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY FISCAL OFFICER, AND DECLARING AN EMERGENCY. -Introduced on 9/25/18

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R70 re Accept tax rates FY2018 CY2019.docx](#)  
[2018-R70 re Exhibit A Tax Rates.pdf](#)  
[2018-R70 Budget Comm Tax Rates](#)

**2018-R71      A RESOLUTION AUTHORIZING EMERGENCY ROOF REPAIRS TO THE HIGHWAY TRUCK GARAGE, MAKING AN APPROPRIATION, AND DECLARING AN EMERGENCY. -Referred to the Finance Committee \*\*FIRST READING PASSAGE REQUESTED\*\***

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R71 re Highway Garage Roof.docx](#)  
[1st Passage Request Valerie Wax Carr.pdf](#)  
[2018-R71 Roof Repairs](#)

Mr. Humphrey stated that Administration had asked for 1st reading passage due to the emergency nature of getting the roof fixed before bad weather comes.

Committee good with 1st reading passage.

**A motion was made by Council Member Humphrey, seconded by Council Member Yeargin, to bypass Committee deliberations the Resolution. The motion carried by the following vote:**

**Aye:** 7 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight, Yeargin and Young

**A motion was made by Council Member Humphrey, seconded by Council Member Yeargin, to bypass the three reading rule the Resolution. The motion carried by the following vote:**

**Aye:** 7 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight, Yeargin and Young

**A motion was made by Council Member Humphrey, seconded by Council Member Dyer, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 7 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight, Yeargin and Young

**2018-R72      A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ACCEPT A GRANT UNDER THE FISCAL YEAR 2017 ASSISTANCE TO FIREFIGHTERS GRANT FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY, AND AUTHORIZING THE MATCHING FUNDS FROM THE CITY TO PURCHASE AN AIR COMPRESSOR, MAKING AN APPROPRIATION, AND DECLARING AN EMERGENCY. -Referred to the Finance Committee \*\*FIRST READING PASSAGE REQUESTED\*\***

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R72 re Accept Assistance to FF Grant for Compressor Equipment.docx](#)  
[1st Reading Passage Request from Chief Funai.pdf](#)  
[2018-R72 AFG Compressor Grant](#)

Mr. Humphrey explained that this legislation was essentially to accept a grant. There was a time constraint and the Administration had requested 1st reading passage.

Committee good with 1st reading passage.

**A motion was made by Council Member Humphrey, seconded by Council Member Yeargin, to bypass Committee deliberations the Resolution. The motion carried by the following vote:**

**Aye:** 7 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight, Yeargin and Young

**A motion was made by Council Member Humphrey, seconded by Council Member Shaughnessy, to bypass the three reading rule the Resolution. The motion carried by the following vote:**

**Aye:** 7 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight, Yeargin and Young

**A motion was made by Council Member Humphrey, seconded by Council Member Dyer, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 7 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight, Yeargin and Young

**2018-R73 A A RESOLUTION MODIFYING APPROPRIATIONS WITHIN CERTAIN FUNDS IN ORDER TO PROVIDE SUFFICIENT FUNDING, AND DECLARING AN EMERGENCY. -Referred to the Finance Committee (Amended October 9, 2018)(AMENDED OCTOBER 23, 2018)**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R73 re AMENDED AMENDED Appropriations Sept 2018.docx](#)  
[2018-R73 RE AMENDED AMENDED EXHIBIT A Sept Appropriations.xlsx](#)  
[2018-R73 Mod Approp](#)

**2018-R74 A RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR CLEAN OHIO GREEN SPACE CONSERVATION PROGRAM FUNDS PROGRAMMED BY THE OHIO PUBLIC WORKS COMMISSION (“OPWC”) TO ACQUIRE PROPERTY TO PROVIDE FOR THE DEVELOPMENT OF THE BOETTLER/SOUTHGATE CONNECTOR TRAIL, AND DECLARING AN EMERGENCY. -Introduced on 9/25/18**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R74 re Southgate Trail Acquisition.docx](#)  
[2018-R74 Clean Green Connector Trail Grant](#)

**2018-R75 A RESOLUTION ACCEPTING THE DONATION OF A PARCEL OF LAND FOR PARK AND OPEN SPACE PURPOSES, AND APPROXIMATELY EIGHTY-SIX THOUSAND SEVEN HUNDRED FIFTY-FIVE DOLLARS FOR FUTURE MAINTENANCE AND IMPROVEMENTS TO SAID PARCEL OF LAND, AND DECLARING AN**

**EMERGENCY.** -Introduced on 9/25/18 **\*\*SECOND READING PASSAGE REQUESTED\*\***

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R75 re Donation of Rayl Land.docx](#)  
[2nd reading passage Wayne Wiethe 2018-R75.pdf](#)  
[Rayl Family Property.pdf](#)  
[2018-R75 Rayl Family Land Donation](#)

## IX. Report of Council Committees

### A. Finance (Humphrey \*, Yeargin\*\*, Babbitt)

#### 2018-R61

**A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO AN ASSET PURCHASE AGREEMENT WITH RAINTREE COUNTRY CLUB, INC. AND RAINTREE GOLF, LLC. FOR THE REAL PROPERTY LOCATED AT 4340 MAYFAIR ROAD, UNIONTOWN, OHIO 44685, AND ALL PERSONAL PROPERTY SITUATED THEREON AND/OR RELATED THERETO, MAKING AN APPROPRIATION, AUTHORIZING AN ADVANCE, APPROVING TERMS FOR REPAYMENT OF ADVANCE, AND DECLARING AN EMERGENCY.** -Introduced on 8/14/18

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R61 Raintree Country Club purchase](#)  
[2018-R61 re Raintree Purchase \(003\).docx](#)  
[2018-R61 re Exhibit A Agreement of Asset Sale.pdf](#)  
[2018-R61 Exhibit B Advance Repay Schedule.pdf](#)

Mr. Humphrey read in the legislation and gave a brief overview.

Mr. Humphrey stated that an executive session was held and took place from 5:37pm to 6:34pm in the Committee meeting, to go over this matter.

He stated that much discussion has taken place on this legislation, and the Townhall meeting that was held was very well attended. He explained that they would be taking additional time on this to make the right decision and make sure they have all of the correct information.

Time requested and granted.

### B. Environment & Parks (Speight\*, Babbitt\*\*, Dyer)

All members present, no legislation, did not meet.

C. Public Safety (Babbitt\*, Shaughnessy\*, Humphrey)**SECOND READING ITEMS**

[2018-R68](#)      **A RESOLUTION AUTHORIZING THE MAYOR TO ENGAGE PRIME AE GROUP, INC. FOR PROFESSIONAL ARCHITECTURAL SERVICES RELATED TO THE DESIGN OF FIRE STATION NO. 3, AND DECLARING AN EMERGENCY.- Introduced on 9/11/18 \*SECOND READING PASSAGE REQUESTED\***

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R68 re Fire Station No 3 PRIME AE.docx](#)  
[2018-R68 re Exhibit A Prime AE AIA Form.pdf](#)  
[2nd Reading Passage Wayne Wiethe.pdf](#)  
[2018-R68 Prime AE Prof Serv](#)

Mrs. Babbitt read in the legislation and gave a brief overview.

2nd reading passage was requested by the Administration. This phase is to engage the construction manager and move through the rest of the process.

Committee was ok with 2nd reading passage.

**A motion was made by Council Member Babbitt, seconded by Council Member Shaughnessy, to bypass the three reading rule the Resolution. The motion carried by the following vote:**

**Aye:** 7 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight, Yeargin and Young

**A motion was made by Council Member Babbitt, seconded by Council Member Shaughnessy, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 7 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight, Yeargin and Young

D. Planning, Community & Economic Development (Young\*, Speight\*\*, Yeargin)**THIRD READING ITEMS**

[2018-21](#)      **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY CONTAINING APPROXIMATELY 8.65 ACRES OF LAND LOCATED ON THE SOUTHWEST CORNER OF MASSILLON AND GRAYBILL ROADS FROM B-2 (PROFESSIONAL OFFICE) TO PD (PLANNED DEVELOPMENT) AND ACCEPTING THE CONCEPTUAL SITE PLAN OF THE PROPOSED TWL INVESTMENTS PLANNED DEVELOPMENT. -Introduced on 8/28/18. \*\*Public Hearing was held on Tuesday, October 9, 2018\*\***



**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-21 re TWL Investments property zoning.docx](#)  
[2018-21 re Exhibit A](#)  
[Echelon Sr. Living PD PZC Recommendation to CC](#)  
[18-45 Echelon Green Sr. Living PD PZC Staff Report](#)  
[20180808 Combined Planned Development Submission](#)  
[Echelon Green Aerial](#)  
[Echelon Green Contig Prop Owner Letters](#)  
[2018-21 TWL Rezoning](#)

Mr. Young read in the legislation and gave a brief overview.

A public hearing is scheduled for Oct. 9 for this item. Some discussion has taken place already and it will be discussed further at the public hearing

Time requested and granted.

E. Rules and Personnel (Shaughnessy\*, Humphrey\*\*, Young)

All members present, no legislation, did not meet.

F. Transportation, Connectivity & Storm Water (Yeargin\*, Dyer\*\*, Speight)

All members present, no legislation, did not meet.

G. Intergovernmental & Utilities (Dyer \*, Young\*\*, Shaughnessy)

## SECOND READING ITEMS

[2018-R67 A](#) A RESOLUTION AUTHORIZING THE CITY OF GREEN TO DISPOSE OF UNNEEDED EQUIPMENT/PROPERTY BY SALE TO EMPLOYEES, PUBLIC AUCTION OR ON EBAY, PURSUANT TO SECTION 721.15 OF THE REVISED CODE AND RESOLUTION 2007-R22, AND DECLARING AN EMERGENCY.-Introduced on 9/11/18 (**Amended September 25, 2018**) \*SECOND READING PASSAGE REQUESTED\*

**Sponsors:** Gerard Neugebauer

**Attachments:** [2018-R67 re AMENDED Auction of equipment.docx](#)  
[2018-R67 re AMENDED Exhibit A Auction item list.xlsx](#)  
[Auction 2nd Request Council Memo.pdf](#)  
[2018-R67 Equip Disposal](#)

Mr. Dyer read in the legislation and gave a short description.

2nd reading passage requested by the administration.

Committee good with 2nd reading passage.

Mr. Young commented that he would be abstaining from this legislation due to the fact that the City had asked him to handle the auction for this. He stated that it would be free of charge and that he welcomed everyone to come take a look around.

**A motion was made by Council Member Dyer, seconded by Council Member Shaughnessy, to bypass the three reading rule the Resolution. The motion carried by the following vote:**

**Aye:** 6 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight and Yeargin

**Abstain:** 1 - Young

**A motion was made by Council Member Dyer, seconded by Council Member Shaughnessy, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 6 - Babbitt, Dyer, Humphrey, Shaughnessy, Speight and Yeargin

**Abstain:** 1 - Young

#### X. Mayor's Report

Mayor Neugebauer recognized Josh Compton for his services on Task Force 1 and that he was home safe from his deployment.

Mayor gave a brief report.

#### XI. Unfinished Business

Mr. Dyer gave a friendly reminder that it was National Register to Vote Day and to make sure they got out there and registered.

#### XII. New Business

#### XIII. Adjournment

ATTEST: \_\_\_\_\_  
NICHOLE BALDINGER, CLERK OF COUNCIL, INTERIM

APPROVED: \_\_\_\_\_  
CHRIS HUMPHREY, PRESIDENT

Upon approval by City Council, this official written summary of the meeting minutes shall become a permanent record and the official minutes shall consist of a permanent video recording, in accordance with Green City Council Ordinance 2014-12, adopted on November 25, 2014.