

**City of Green  
2026 Charter Review Commission  
P.O. Box 278 ♦ Green ♦ Ohio ♦ 44232-0278**

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MINUTES JANUARY 28, 2026

- I. **CALL TO ORDER** Bob Knapp, chair called the meeting to order at 5:37.
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL** Roll call was taken. Kristen Yanko was not present for roll call but arrived at 5:40. All other Commission members were present.
- IV. **PROCEDURE REVIEW** Public comments will be taken at the beginning of each meeting, asking people to limit their public comments to three minutes. Public comments will also be invited as each Charter Article is reviewed.
- V. **APPROVAL OF MINUTES** Deborah Koral moved to approve the minutes. Betty Konen seconded. No discussion. Roll was called. All approved. Motion carried.
- VI. **READING OF CORRESPONDENCE** Two pieces of correspondence have been received. The first is a basic framework submitted by Bob Knapp containing guidelines to use during the review. The second was an email from Lisa Carey Dean, City Law Director, offering her services over the duration of the review. Both pieces will be attached to the approved minutes.
- VII. **PUBLIC COMMENT** No public comments at this time.
- VIII. **NEW BUSINESS**
  - A. **Review of ARTICLE I** NAME AND BOUNDARIES Nichole Messner read the Article.
    - 1. Commission Discussion. No discussion.
    - 2. Public Comment. No discussion.
  - B. **Review of ARTICLE II** POWERS OF THE CITY Nichole Messner read the Article.
    - 1. Commission Discussion.
      - A. 2.1 General Provisions. No comments.
      - B. 2.2 Rule of Construction. No comments.
      - C. 2.3 Intergovernmental Relations. No comments.
      - D. 2.4 Form of Government. No comments.
    - 2. Public Comment. No comments.
  - C. **Review of ARTICLE III** THE MAYOR Nichole Messner read the Article.
    - 1. 3.1 Term of Office. Robert Duffrin said it is not worth amending but asked if they sit out a term and run again are they eligible to serve another two terms. Betty Konen said she understood as long as they sat out a term between running, that is correct. He pointed out it isn't clear if someone wants to run a third time. Deborah Koral questioned the language asking if Robert Duffrin meant after serving a second set of four-year terms, that person could run indefinitely? Betty Konen said she reads it as after two successive four-year terms, that

person would need to sit out a term before running again. She also noted it is up to the voters if the same person was to be elected for more terms. Robert Knapp said it doesn't require it on a second go round, just the first. She suggested the Charter is silent on this for a reason and it could be addressed if the situation ever came up. Betty Konen said it sounds as if the cycle could go on forever and it would be up to the voters. Bob Knapp agreed with Betty Konen. Robert Duffrin said it can be open to interpretation. Bob Knapp and Betty Konen said they don't read it as the terms could go on forever after a second set of four-year terms. Bob Knapp would like to address this in the next meeting and red-line it for further discussion. It will be re-visited in the next meeting.

Betty Konen said it could be done two ways. Run two terms, sit out one term, run two terms and be done. Or, run two terms, sit out one, run two terms, sit out one, etc. Robert Duffrin noted the same could apply to the Law Director. Betty Konen acknowledged it could happen.

2. 3.2 Qualification. Betty Konen asked if the Charter needs a definition section (Index) or definitions added immediately after some wording and it had been discussed at prior Commission meetings. Is it worth adding or is it defined in the Codified Ordinances and doesn't need added definitions? Deborah Koral agreed and said there were other places in the Charter that would benefit from this. She said words of this type should be added to a list and examined further. This wording being questioned is "public office" (in the second paragraph first sentence.) Betty Konen said this particular wording had been discussed during prior Commission meetings and might have to do with an ethics code. She asked if it refers to an ethics code, could it be incorporated into the Charter or would it need to go to the voters. Nichole Messner said it would be a question for the Law Director. Betty Konen will look into what was said and let everyone know. Other City charters will be examined to see how it is addressed.

3. 3.3 Powers of the Mayor. Kristen Yanko wants the pronoun "He" changed to reflect the gender-neutral Charter. As this is an administrative issue, it does not need to be sent to the voters.

Kristen Yando suggested a hyperlink in the Charter to Ohio Revised Code (O.R.C.) Deborah Koral and Robert Duffrin mentioned the judicial power of the Mayor. Deborah Koral said it is not an active power and has limited power. Robert Duffrin asked can the Mayor order inspections, as an example, to enter private property for specific reasons such as fire inspections. Sharon Salem told the Commission the ordinances/resolutions of the City does speak to many legal issues, including fire inspections. If the Charter, City ordinances/resolutions do not speak to an issue, the City falls back on O.R.C. Nichole Messner said the Mayor is the Safety Director. Kristen Yanko wanted clarification on the Mayor as Safety Director. Nichole Messner noted that it is mentioned in a different section of the Charter.

Kristin Yanko said looking at the current situation in Minneapolis and that City's mayor's involvement, is there something that should be done or described about such issues. Robert Duffrin said as the Mayor is the Safety Director he has authority to handle such issues, like closing roads. He wants to ask Lisa Carey Dean about the judicial authority of the Mayor. He said there is executive authority but does not think there is judicial authority.

Robert Duffin brought up a waiver process used by the City of Dublin for bidding requirements. It can be used to save money and time and allow more flexibility in contracting. Sharon Salem explained the City does not have to use public bidding in every situation. There are bidding co-ops which Council has agreed to let the City use for items over the O.R.C. limit for public bids, or other methods.

Gerard Neugebauer, Council Member, said the City does follow State law such as the Mayor getting three quotes to projects under the State limit. Also, Council can contract items. He asked Robert Duffin if it needs to be a Charter issue. Robert Duffin replied Dublin has it in their Charter so they can circumvent the bidding process with a vote from their City Council. Betty Konen said she does not like that suggestion, as it could lead to waiving bidding. (*In 2026 the limit from the State is \$79,567.50, see 2023-11*). Gerard Neugebauer said competitive bidding is a long process and you don't always get the best value if you always follow that process. There could be pluses and minus to waiving it.

A lengthy discussion followed with the end result being the information Robert Duffin has from the City of Dublin will be forwarded to the Commission and to the City Engineer and Law Director for review. The City Engineer will be asked if this would benefit the bid process in any way.

Gerard Neugebauer suggested looking at the form of government and adding the word "strong" in front of "Mayor-Council" form of government.

He also asked about C. Executive, paragraph 6, speaking about the Law Director. If there were no candidates for Law Director, then Council makes that appointment and if Council does not appoint then the Mayor does. His point is an appointed person, whether a short-term appointment for any reason, or no one runs, then if someone is appointed wouldn't you like to keep the authority to remove them; unlike an elected official.

He suggested removing the "appointed" part so it would address appointed instead of elected. Or you could put appointed in parentheses to differentiate it from elected. Deborah Koral asked doesn't Council need to approve removing a director. Deborah Koral asked for clarification about Council's job. Gerard Neugebauer said yes, it takes a 2/3 vote of Council. Kristen Yanko said the person could be removed using recall. This will be kept in the list of items to discuss.

3. 3.4 Vacancy in the Office of Mayor. Deborah Koral said the word "temporary" is vague and should be added to the list of terms which need clarification. At this time, she has no language to suggest but would like it further considered or defined. Robert Knapp suggested the word absent. Deborah Koral said that also is vague. It could mean many things and does not define the length of absence. Gerard Neugebauer said in his time as Mayor he noted he did not be physically present to perform his duties. In this day and age most duties can be done remotely. If the Commission wants to address absences remote access should be taken into account. Betty Konen said to her it the issue is defining incapacitated. After further discussion, this will be addressed further by the Commission.

In Section B. Permanent Vacancy, Deborah Koral said the term disqualification might need to be defined. The reason for the disqualification should be explained. The Commission agreed to look into this further.

Kristin Yanko also suggested 3.4 B. should be numbered B. 1 and B. 2 instead of given letters for C. and D, as it is part of B. Permanent Vacancy. As they all relate to the vacancy of the mayor, that makes more sense than separate letters. Nichole Messner will format that in the red-line version. She has no solution yet. Robert Duffrin suggested moving qualified in front of elected it would solve the problem. This will be examined further.

Deborah Koral suggested numbering the section that have multiple paragraph be numbered. It would make it easier to reference a specific section/paragraph. Nichole Messner will format these for the next meeting. A red-line version of the Charter will be formatted by Nichole Messner beginning for the next meeting. Any suggested changes should be forwarded to Nichole Messner to be added to the Charter as potential changes and also be placed on the agenda.

**OLD BUSINESS** *Red, italicized, underline language* in these minutes reflect suggested changes, but have not been approved by the Commission as Charter changes as of the date of this meeting. Nor has a motion been made to adopt the changes by this Commission. Further discussion will be held at future Commission meetings under Old Business.

None at this meeting.

#### **IX. ADJOURNMENT**

Bob Knapp moved to adjourn the meeting. Betty Konen seconded. Roll was called. Motion carried. Meeting adjourned at 6:40 p.m.

**Green Charter Review Commission:** Betty Konen, Bob Knapp, Deborah Koral, Kristin Yanko, Robert Duffrin

pc: Charter Review Commission  
Mayor Yeargin  
Nichole Messner, Clerk of Council; Charter Commission Meeting Secretary

File

ATTEST: \_\_\_\_\_  
Sharon Salem (Recording Secretary) (Date)

APPROVED BY: \_\_\_\_\_  
Bob Knapp (Chair) (Date)

# CITY CHARTER COMMISSION — REVIEW FRAMEWORK

## PURPOSE

To ensure the City Charter:

- Provides clear, effective, and accountable governance
- Reflects modern best practices
- Protects public trust
- Positions the city for the next 7 years

## GUIDING PRINCIPLES

We will evaluate every section of the Charter using five tests:

1. **Clarity**

Is it understandable, consistent, and accessible to residents?

2. **Governance Quality**

Does it create effective leadership, decision-making, and administration?

3. **Accountability**

Are authority, checks and balances, and ethical safeguards clear?

4. **Flexibility**

Can the city adapt without constant charter amendments?

5. **Public Trust**

Does it strengthen transparency, fairness, and citizen confidence?

## WORKING APPROACH

We commit to:

- Structured section-by-section review
- Legal and operational input
- Public engagement and transparency
- Clear documentation of every recommendation

[image002.png](#) [image003.png](#)

**From:** [Nichole Messner](#)  
**To:** [Sharon Salem](#)  
**Subject:** FW: Charter Review Commission  
**Date:** Wednesday, January 21, 2026 8:56:11 AM  
**Attachments:** [image001.png](#)

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[image006.png](#) [image007.png](#)

[image008.png](#) [image009.png](#)

[image010.png](#) [image011.png](#)

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FYI

Nichole Messner, MMC  
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**From:** Lisa Carey Dean <[lisacareydean@cityofgreen.org](mailto:lisacareydean@cityofgreen.org)>  
**Sent:** Tuesday, January 20, 2026 4:16 PM  
**To:** [rknapp\\_jewels@yahoo.com](mailto:rknapp_jewels@yahoo.com); [bejokar1@yahoo.com](mailto:bejokar1@yahoo.com); [ksyanko@firstenergycorp.com](mailto:ksyanko@firstenergycorp.com); [duffrin@whalenduffrinlaw.com](mailto:duffrin@whalenduffrinlaw.com); [deborah@korallaw.com](mailto:deborah@korallaw.com)  
**Cc:** Nichole Messner <[nmessner@cityofgreen.org](mailto:nmessner@cityofgreen.org)>  
**Subject:** Charter Review Commission

Hello, Charter Review Commission! I am reaching out so that you know how to contact me in the event that you find you need anything from me over the next several months.

Please know that I have spent the last six years interpreting and defending this document, including before our various boards and in court, and I am happy to provide you with any information, interpretation, history or feedback that you may want during the course of your service to the City and community on this Committee.

Please do not hesitate to contact me.

**LISA CAREY DEAN**  
Director of Law  
City of Green Law Department



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