



# City of Green

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

## Meeting Minutes

### City Council

*Chris Humphrey - Ward 1*  
*Christopher J. Meager "CJ" - Ward 2*  
*Richard Brandenburg- Ward 3*  
*Jeff Noble - Ward 4*  
*Justin Speight - At-Large, President*  
*Clark A. DeVitis - At-Large*  
*Gerard Neugebauer- At-Large, Vice President*  
*Nichole Messner, MMC- Clerk of Council*

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Tuesday, October 14, 2025

7:00 PM

Council Chambers

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#### I. Call to Order

Council President Noble called the meeting to order at 7:00 p.m.

#### II. Pledge of Allegiance

#### III. Roll Call of Council Members

**Present:** 6 - Clark A. DeVitis, CJ Meager, Jeff Noble, Barbara Babbitt, Justin Speight and Rick Miller  
**Absent:** 1 - Gerard Neugebauer

Also Present:

Mayor Yeargin

Valerie Carr, Service Director

Wayne Wiethe, Planning Director

Shelley Goodrich, Finance Director

Nichole Messner, Clerk of Council

#### IV. Council Study Session

[TMP-5111](#) Approval of the September 23, 2025 Council Meeting Minutes

**Attachments:** [9-23-25 Draft Council Meeting Minutes](#)

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

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

[TMP-5118](#) Approval of the August 2025 Electronic Financial Report, Subject to Audit

**Attachments:** [August 2025 Electronic Financial Report](#)

**A motion was made by Council Member Speight, seconded by Council Member**

**DeVitis, to approve subject to audit the Financial Statement. The motion carried by the following vote:**

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

V. Public Report

None.

VI. Public Hearings

None.

VII. Reading of Correspondence

The Clerk of Council read in the correspondence.

[TMP-5113](#) March 27, 2025 Historic Preservation Commission Minutes

**Attachments:** [3-27-25 HPC Meeting Minutes](#)

[TMP-5114](#) September 25, 2025 Historic Preservation Commission Agenda

**Attachments:** [9-25-25 HPC Agenda](#)

[TMP-5115](#) August 13, 2025 Civil Service Commission Minutes

**Attachments:** [August 13, 2025 Civil Service Meeting Minutes](#)

[TMP-5116](#) Planning Departments September 2025 Financial Summary

**Attachments:** [Planning Monthly Summary - September](#)

[TMP-5117](#) September 17, 2025 Planning & Zoning Commission Meeting Summary

**Attachments:** [PZC Summary 9-17-25](#)

VIII. New Legislation - Items on First Reading

Nichole Messner, Clerk of Council, read in the new legislation. The Council President referred each piece to the appropriate committee.

[2025-R46](#) **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO AN AGREEMENT WITH GPD GROUP FOR CONCEPT AND SITE IMPROVEMENT PLANS FOR RAYL FAMILY PARK, MAKING AN APPROPRIATION, AND DECLARING AN EMERGENCY. -(Introduced on 10/14/2025)**

**Attachments:** [2025-R46 GPD Contract for Rayl Park](#)  
[2025-R46 Exhibit A](#)  
[2025-R46 Request for Legislation](#)  
[2025-R46 Request for Legislation](#)

**2025-R47** A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO AN AGREEMENT WITH VAN SCOYOC ASSOCIATES (VSA) AS AN AUTHORIZED AGENT TO REPRESENT THE CITY OF GREEN IN NATIONAL ZIP CODE ADVOCACY COALITION AND DECLARING AN EMERGENCY. -Referred to the Intergovernmental and Utilities Committee  
**\*\*FIRST READING PASSAGE REQUESTED\*\***

**Attachments:** [2025-R47 VSA Lobbyist Legislation](#)  
[2025-R47 Exhibit A](#)  
[2025-R47 Attachment](#)  
[2025-R47 Request for Legislation](#)

Councilman Speight reported that this item was discussed during committees due to a first reading passage request. There were no issues brought forth and committee and council were in support of passage. A motion was made to adopt.

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

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

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

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

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

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

## IX. Report of Council Committees

### A. Finance (Neugebauer\*, DeVitis\*\*, Meager)

Did not meet.

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

Did not meet.

### C. Public Safety (Babbitt\*, Miller\*\*, DeVitis)

Councilwoman Babbitt gave her committee report.

**LICENSE ITEMS**

[TMP-5119](#) Akron-Canton Airport New D-5 Liquor License  
United Concessions Group Inc  
5400 Lauby Rd. NW -2nd Floor Restaurants  
Green, OH 44720

**Attachments:** [CAK 5400 Lauby Rd. New D-5 Liquor License](#)

Councilwoman Babbitt read in the liquor license request and gave a brief summary. There were no issues brought forth. A motion was made to not request a hearing.

**A motion was made by Council Member Speight, seconded by Council Member Miller, to not request a hearing the License. The motion carried by the following vote:**

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

[TMP-5120](#) Circle K, C-1 & C-2 Liquor License Transfer  
MM CS Services LLC  
Mapco 980 T  
3634 Massillon Road  
Green, OH 44685

**Attachments:** [Circle K 3634 Massillon Rd. Liquor License Transfer](#)

Councilwoman Babbitt read in the liquor license request and gave a brief summary. There were no issues brought forth. A motion was made to not request a hearing.

**A motion was made by Council Member Babbitt, seconded by Council Member Miller, to not request a hearing the License. The motion carried by the following vote:**

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

D. Planning, Community & Economic Development (DeVitis\*, Neugebauer\*\*, Speight)

Councilman DeVitis gave his committee report.

**SECOND READING ITEMS**

[2025-R43](#) **A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL (“TIRC”) REGARDING THE COMMUNITY REINVESTMENT AREA, AND TAX INCREMENT FINANCING AGREEMENTS WITHIN THE CITY OF GREEN, AND DECLARING AN EMERGENCY. -(Introduced on 9/23/25)**

**Attachments:** [2025-R43 TIRC Recommendations](#)  
[2025-R43 Request for Legislation](#)

Councilman DeVitis read in the legislation and gave a brief summary of the discussion

that took place during committees. Second reading passage was suggested due to the annual nature of this legislation. A motion was made to adopt.

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

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

**adopt**

[2025-10](#)

**AN ORDINANCE REPEALING ORDINANCE NO. 2022-14 PASSED BY THIS COUNCIL ON AUGUST 23, 2022, AUTHORIZING A TAX INCREMENT FINANCING (TIF) AGREEMENT AT 808 E TURKEYFOOT LAKE ROAD (UNITED AUTO WASH), AND DECLARING AN EMERGENCY. -(Introduced on 9/23/2025)**

**Attachments:** [2025-10 Termination of 2022-14 TIF United Auto Wash](#)  
[2025-10 Request for Legislation](#)

Councilman DeVitis read in the legislation and gave a brief summary of the discussion that took place during committees. Second reading passage was suggested due to the straight forward nature of the legislation. A motion was made to adopt.

**A motion was made by Council Member DeVitis, seconded by Council Member Speight, to bypass the three reading rule the Ordinance. The motion carried by the following vote:**

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

**A motion was made by Council Member DeVitis, seconded by Council Member Speight, to adopt the Ordinance. The motion carried by the following vote:**

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

E. Rules and Personnel (Noble\*, Babbitt\*\*, Miller)

Did not meet.

F. Transportation, Connectivity & Storm Water (Meager\*, Noble\*\*, Neugebauer)

No items of legislation. Did meet to go over several construction/road work issues.

G. Intergovernmental & Utilities (Speight\*, Meager\*\*, Noble)

Councilman Speight gave his committee report.

**SECOND READING ITEMS**

[2025-R44](#)      **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO AN AGREEMENT WITH SUMMIT COUNTY FOR THE INTERGOVERNMENTAL MEMORANDUM OF UNDERSTANDING FOR JOB CREATION AND RETENTION AND TAX REVENUE SHARING, AND DECLARING AN EMERGENCY.** -(Introduced on 9/23/2025)

**Attachments:**    [2025-R44 SC Job Creation Retention](#)  
[2025-R44 Exhibit A](#)  
[2025-R44 Request for Legislation](#)

Councilman Speight read in the legislation and gave a brief summary of the discussion that took place during committees. No additional comments or questions. Time was requested and granted.

[2025-R45](#)      **A RESOLUTION ESTABLISHING A STREET LIGHTING DISTRICT FOR JACOBS RIDGE PLANNED DEVELOPMENT (PHASES 1-5), AND DECLARING AN EMERGENCY.** -(Introduced on 9/23/2025) \*\* A PUBLIC HEARING WAS HELD ON TUESDAY, OCTOBER 28, 2025 \*\*

**Attachments:**    [2025-R45 Jacobs Ridge PH 1-5 Street Lighting District](#)  
[2025-R45 Attachment 1](#)  
[2025-R45 Attachment 2](#)  
[2025-R45 Attachment 3](#)  
[2025-R45 Request for Legislation](#)

Councilman Speight read in the legislation and advised that discussion was withheld due to a public hearing being scheduled for next meeting. No additional comments or questions. Time was requested and granted.

#### X. Mayor's Report

Mayor Yeargin gave his report.

#### XI. Unfinished Business

None.

#### XII. New Business

Council President Noble reminded everyone that the first meeting in November would be held on Monday, November 10 instead of Tuesday, November 11 due to Veterans Day.

XIII. Adjournment

**A motion was made by Council Member Noble, seconded by Council Member Meager, to adjourn the meeting at 7:28 p.m. The motion carried by the following vote:**

**Aye:** 6 - DeVitis, Meager, Noble, Babbitt, Speight and Miller

ATTEST: \_\_\_\_\_  
NICHOLE MESSNER, MMC, CLERK OF COUNCIL

APPROVED: \_\_\_\_\_  
JEFF NOBLE, 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.