



# City of Green

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

## Agenda City Council

**Barbara Babbitt - Ward 1**  
**Christopher J. Meager "C.J." - Ward 2**  
**Rocco Yeargin, President - Ward 3**  
**Matt Shaughnessy - Ward 4**  
**Richard Brandenburg - At-Large**  
**Clark A. DeVitis- At-Large**  
**Dave France, Vice President- At-Large**  
**Nichole Messner, Clerk of Council**

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Tuesday, October 26, 2021

7:00 PM

Council Chambers

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call of Council Members

IV. Council Study Session

[TMP-3633](#)

Approval of the October 12, 2021 Council Meeting Minutes

**Attachments:**

[10-12-21 Council Meeting Minutes](#)

V. Public Report

*PLEASE STEP TO THE MICROPHONE WHEN ADDRESSING COUNCIL AND GIVE NAME AND ADDRESS.*

VI. Public Hearings

[2021-21](#)

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 26.4 ACRES OF LAND FROM B-2 (BUSINESS OFFICE) TO PD (PLANNED DEVELOPMENT) AND ACCEPTING THE PLAN OF THE PROPOSED SPRING HILL FARMS PLANNED DEVELOPMENT. -(Introduced on 9/28/21) \*\*A PUBLIC HEARING IS SCHEDULED FOR TUESDAY, OCTOBER 26, 2021@ 7:00 PM IN COUNCIL CHAMBERS\*\***

**Attachments:**

[2021-21 re Zoning Change Spring Hill Farms](#)

[2021-21 re Exhibit A](#)

[Codified Ordinance 1224.04](#)

VII. Reading of Correspondence

[TMP-3648](#)      October 20, 2021 Planning & Zoning Commission Agenda

**Attachments:**      [10-20-21 PZC Agenda](#)

[TMP-3649](#)      Email from Karen Fritz RE: New Apartments on 619

**Attachments:**      [Email from Karen Fritz RE Apartments on 619](#)

[TMP-3650](#)      October 13, 2021 Civil Service Commission Agenda

**Attachments:**      [October 13, 2021 CSC Agenda](#)

[TMP-3651](#)      September 13, 2021 Civil Service Commission Approved Minutes

**Attachments:**      [September 13, 2021 CSC Minutes](#)

#### VIII. New Legislation - Items on First Reading

[2021-R73](#)      **A RESOLUTION REVISING ESTABLISHED PAY RANGES FOR THE SEASONAL POSITIONS OF SEASONAL LABORER I AND SEASONAL LABORER II AND REQUESTING FLEXIBILITY FOR DETERMINING SEASONAL PAY RATES WITHIN THESE RANGES BASED ON PREDETERMINED SKILLS, EXPERIENCE, AND DRIVING LICENSE CRITERIA, AND DECLARING AN EMERGENCY. -Referred to the Rules and Personnel Committee \*\*FIRST READING PASSAGE REQUESTED\*\***

**Attachments:**      [2021-R73 re Seasonal Laborer-CDL Driver Pay Range Adjustment](#)  
[2021-R73 re Exhibit A](#)  
[Pam Serina 2021-R73 1st reading passage memo Seasonal Labor-CDL Drivers](#)

[2021-R74](#)      **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO A LEASE AGREEMENT FOR THE PURCHASE OF ONE (1) WATERTRONICS IRRIGATION PUMP STATION, FROM PRO PUMP & CONTROLS, INC, FOR USE AT THE RAINTREE GOLF AND EVENT CENTER, WAIVING COMPETITIVE BIDDING, AND DECLARING AN EMERGENCY. -Referred to the Environment and Parks Committee \*\*FIRST READING PASSAGE REQUESTED\*\***

**Attachments:**      [2021-R74 re Raintree pump](#)  
[2021-R74 re Exhibit A](#)  
[Valerie Wax Carr 1st Reading Passae Requestt City Council Memo Raintree Pu](#)  
[Pump House Overveiw](#)

[2021-R75](#)      **A RESOLUTION MODIFYING APPROPRIATIONS WITHIN CERTAIN FUNDS IN ORDER TO PROVIDE SUFFICIENT FUNDING, AND DECLARING AN EMERGENCY. -Referred to the Finance Committee**

**Attachments:**      [2021-R75 re Oct 2021 Appropriations](#)  
[2021-R75 re Exhibit A Oct 21 Amended Appropriation](#)  
[2021-R75 re Exhibit B Oct 21 Amended Appropriation](#)

[2021-R76](#)      **A RESOLUTION APPROVING AND ADOPTING THE 2022 ANNUAL OPERATING APPROPRIATION FOR THE GENERAL FUND AND ALL OTHER FUNDS FOR THE CITY OF GREEN, AND DECLARING AN EMERGENCY.** -Referred to the Finance Committee

**Attachments:**      [2021-R76 re 2022 Operating Budget annual appropriation](#)  
[2021-R76 re Exhibit A 2022 OPERATING BUDGET](#)  
[2021-R76 re Exhibit B 2022 OPERATING BUDGET](#)

[2021-R78](#)      **A RESOLUTION APPROVING THE FINAL PLAT OF UNION SQUARE PHASE I, AND DECLARING AN EMERGENCY.** -Referred to the Planning and Economic Development Committee

**Attachments:**      [2021-R78 re Union Square Phase I](#)  
[2021-R78 re Exhibit A](#)  
[21-53 Union Square Phase I PZC Staff Report](#)  
[21-53 Union Square Phase I Plat plans](#)

[2021-R79](#)      **A RESOLUTION ACCEPTING THE PLANNING & ZONING COMMISSION'S ("PZC") APPROVAL OF THE REPLAT # 2 OF GREENSBURG HEIGHTS ALLOTMENT, AND DECLARING AN EMERGENCY.** -Referred to the Planning and Economic Development Committee

**Attachments:**      [2021-R79 re Greensburg Heights Allotment Phase 2 WW](#)  
[2021-R79 re Exhibit A 21-49 Greensburg Heights Replat #2 plans](#)  
[21-49 Greensburg Heights Replat #2 PZC Staff Report](#)  
[21-49 Greensburg Heights Replat #2 plans](#)  
[21-49 Greensburg Heights Replat #2 aerial](#)

[2021-23](#)      **AN ORDINANCE TO REGULATE SOLICITORS AND PEDDLERS WITHIN THE CITY OF GREEN.** -Referred to the Rules and Personnel Committee

**Attachments:**      [2021-23 re No Knock changes to 860.04](#)  
[Q & A regarding No Knock](#)  
[Q & A \(2\) regarding No Knock](#)

[2021-24](#)      **AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ESTABLISH AN OPT-IN NATURAL GAS PROGRAM PURSUANT TO SECTION 4929.27(A)(1), OHIO REVISED CODE, JOINTLY THROUGH NOPEC AS A NOPEC MEMBER. -Referred to the Intergovernmental and Utilities Committee \*\*PUBLIC HEARINGS HAVE BEEN SCHEDULED FOR NOVEMBER 9 & 23, 2021 AT 7:00 P.M. IN COUNCIL CHAMBERS\*\***

**Attachments:**      [2021-24 re NOPEC Opt In Natural Gas Program](#)

[2021-25](#)      **AN ORDINANCE APPROVING THE PLAN OF OPERATION AND GOVERNANCE FOR THE NOPEC NATURAL GAS AGGREGATION PROGRAM FOR THE PURPOSE OF JOINTLY ESTABLISHING AND IMPLEMENTING A GAS AGGREGATION PROGRAM AS A NOPEC MEMBER. -Referred to the Intergovernmental and Utilities Committee \*\*PUBLIC HEARINGS HAVE BEEN SCHEDULED FOR NOVEMBER 9 & 23, 2021 AT 7:00 PM IN COUNCIL CHAMBERS\*\***

**Attachments:**      [2021-25 re NOPEC Adot Natural Gas Program](#)

[2021-26](#)      **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 79 ACRES OF LAND LOCATED AT 1265 BOETTLE ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PD (PLANNED DEVELOPMENT) AND ACCEPTING THE CONCEPTUAL SITE PLAN OF THE PROPOSED PULTE PLANNED DEVELOPMENT. -Referred to the Planning and Economic Development Committee \*\*A PUBLIC HEARING IS SCHEDULED FOR NOVEMBER 23, 2021 AT 7:00 PM IN COUNCIL CHAMBERS\*\***

**Attachments:**      [2021-26 re Pulte 1265 Boettler Rd changes](#)  
                              [2021-26 re Exhibit A](#)  
                              [21-51 Pulte PD Concept Plan PZC Staff Report](#)  
                              [21-51 Pulte PD Concept Plan](#)

## IX. Report of Council Committees

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

## THIRD READING ITEMS

[2021-R70](#)      **A RESOLUTION REQUIRING THE SUMMIT COUNTY FISCAL OFFICER TO ADVANCE FUNDS TO THE CITY OF GREEN, AND DECLARING AN EMERGENCY. -(Introduced on 9/28/21)**

**Attachments:**      [2021-R70 re Advance Property Tax 2022](#)

[2021-R71](#)      **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 9/2/21)

**Attachments:**      [2021-R71 re Accept Tax Rates FY2021 CY2022](#)  
[2021-R71 re Exhibit A](#)

B. Environment & Parks (Brandenburg\*, France\*\*, DeVitis)

*No Items*

C. Public Safety (DeVitis\*, Babbitt\*\*, Shaughnessy)

#### **LICENSE ITEMS**

[TMP-3635](#)      Liquor License Stockholder Transfer- KOG Drive Thru Inc. 2255 Greensburg Road

**Attachments:**      [Liquor License KOG Stockholder Transfer](#)

D. Planning, Community & Economic Development (Yeargin\*, DeVitis\*\*, Meager)

*No Items*

#### **THIRD READING ITEMS**

[2021-R72](#)      **A RESOLUTION AUTHORIZING A MUNICIPAL ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH KASPER HOLDINGS, LLC., DBA TRADEFULL, AND DECLARING AN EMERGENCY.** -(Introduced on 9/28/21)

**Attachments:**      [2021-R72 re Tradeful MEDG](#)  
[2021-R72 re Exhibit A](#)

[2021-21](#)      **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 26.4 ACRES OF LAND FROM B-2 (BUSINESS OFFICE) TO PD (PLANNED DEVELOPMENT) AND ACCEPTING THE PLAN OF THE PROPOSED SPRING HILL FARMS PLANNED DEVELOPMENT.** -(Introduced on 9/28/21) \*\*A PUBLIC HEARING IS SCHEDULED FOR TUESDAY, OCTOBER 26, 2021@ 7:00 PM IN COUNCIL CHAMBERS\*\*

**Attachments:**      [2021-21 re Zoning Change Spring Hill Farms](#)  
[2021-21 re Exhibit A](#)  
[Codified Ordinance 1224.04](#)

**SECOND READING ITEMS**[2021-22](#)

**AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE PURCHASED BY TURKEYFOOT GREEN, LLC, TO BE A PUBLIC PURPOSE, EXEMPTING 100% OF THE VALUE OF THE IMPROVEMENTS FROM REAL PROPERTY TAXATION FOR THIRTY YEARS, AUTHORIZING THE MAYOR TO ENTER INTO A TAX INCREMENT FINANCING AGREEMENT, AND DECLARING AN EMERGENCY. -(Introduced on 10/12/21)**

**Attachments:**[2021-22 reTurkeyfoot Green LLC TIF](#)[2021-22 re Exhibits A B C D E F](#)[2021-22 re Exhibit F](#)[2021-22 re Exhibit G](#)

E. Rules and Personnel (Meager\*, Yeargin\*\*, France)

*No Items*

F. Transportation, Connectivity & Storm Water (France\*, Shaughnessy\*\*, Brandenburg)

*No Items*

G. Intergovernmental & Utilities (Shaughnessy\*, Meager\*\*, Babbitt)

[2021-R68](#)

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH AQUA OHIO, INC., AND DECLARING AN EMERGENCY. -(Introduced on 9/14/21)\*\*A PUBLIC HEARING WAS HELD ON TUESDAY, OCTOBER 12, 2021\*\***

**Attachments:**[2021-R68 re AquaOhio Agreement](#)[2021-R68 re Exhibit A](#)

X. Mayor's Report

XI. Unfinished Business

XII. New Business

XIII. Adjournment

All persons other than members of the Council, desiring to be heard by Council can sign in on the speaking roster before the public report of the agenda. Each person will be allowed a maximum of three (3) minutes to address the Council and a maximum of one half hour for all persons addressing the Council. No person shall be recognized more than once on any subject unless by unanimous consent of the Council.

NOTE: An Executive Session may be called during the Meeting, anytime after the roll call and before adjournment by a majority vote of Council. All Executive Sessions will only be held pursuant to the Sunshine Laws provisions. Any decisions based on the Executive Sessions discussions will be made in the open meeting.

### **SCHEDULE OF COMMITTEE MEETINGS:**

**Committee meetings are held starting at 5:00 p.m. on the second and fourth Tuesdays at the Administration Building. A Committee Chair may schedule a meeting at any other time as necessary. For special meeting times call Nichole Messner- Clerk of Council - 896-6604 or [Council@cityofgreen.org](mailto:Council@cityofgreen.org)**

#### **ADMINISTRATION**

GERARD NEUGEBAUER, MAYOR - 896-6602	JEFF FUNAI, FIRE CHIEF - 896-6610
LISA CAREY DEAN LAW DIR., - 896-6615	VALERIE WAX CARR, SERVICE DIR. 896-4176
WAYNE WIETHE, PLANNING DIR. - 896-6614	PAUL PICKETT, CITY ENGINEER - 896-5510
STEVEN SCHMIDT, FINANCE DIR. - 896-6603	PAM SERINA, H.R. MANAGER – 896-2313
VALERIE WOLFORD, COMMUNICATIONS MGR-896-6602	