



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

Tuesday, November 9, 2021

7:00 PM

Council Chambers

I. Call to Order

II. Pledge of Allegiance

III. Roll Call of Council Members

IV. Council Study Session

[TMP-3662](#)

Approval of the October 26, 2021 Council Meeting Minutes

Attachments:

[10-26-21 Council Meeting Minutes](#)

[TMP-3674](#)

Approval of the October 2021 Electronic Financial Report, Subject to Audit

Attachments:

[October 2021 Electronic Financial Report](#)

V. Public Report

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

VI. Public Hearings

[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. -(Introduced on 10/26/21) **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. -(Introduced 20 10/26/21) **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](#)

VII. Reading of Correspondence

[TMP-3664](#) Email from the Goddard School in Support of the New Spring Hill Farms PD

Attachments: [Email from Goddard School RE New Springhill Farms Development](#)

[TMP-3665](#) Email from Nancy Lupi RE: Opposed to the 500 New Apts.

Attachments: [Email from Nancy Lupi RE 500 Apartment Complex](#)

[TMP-3666](#) Email from the Village of St. Edward in Support of the Spring Hill Farms PD

Attachments: [Spring Hill Development--Letter of Support - 10.26.2021](#)

[TMP-3667](#) Planning Dept. October 2021 Financial Summary

Attachments: [Planning Dept. Oct 2021 Financial Summary](#)

[TMP-3668](#) Parks & Recreation Board November 3, 2021 Meeting Agenda

Attachments: [Meeting Agenda 2021-11-03](#)

VIII. New Legislation - Items on First Reading

[2021-R77](#) **A RESOLUTION APPROVING AND ADOPTING THE 2022 ANNUAL CAPITAL APPROPRIATIONS FOR THE CITY OF GREEN, AND DECLARING AN EMERGENCY. -Referred to the Finance Committee**

Attachments: [2021-R77 2022 Capital Annual Appropriations](#)
 [2021-R77 re Exhibit A 2022 CAPITAL BUDGET](#)

[2021-R80](#) **A RESOLUTION AUTHORIZING COVENTRY TOWNSHIP, SUMMIT COUNTY, OHIO TO PARTICIPATE IN THE CITY OF GREEN'S WASTE HAULING CONTRACT WITH REPUBLIC SERVICES OF OHIO HAULING, LLC., AND DECLARING AN EMERGENCY. -Referred to the Intergovernmental and Utilities Committee**

Attachments: [2021-R80 re Coventry and COG Waste Hauling](#)
 [Coventry Resolutio 211028-0111-02-2021-160238](#)

[2021-R81](#) **A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL REGARDING THE COMMUNITY REINVESTMENTS AREA, AND TAX INCREMENT FINANCING AGREEMENTS WITHIN THE CITY OF GREEN, AND DECLARING AN EMERGENCY.** -Referred to the Planning and Economic Development Committee

Attachments: [2021-R81 re TIRC Recommendations](#)

[2021-R82](#) **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO CONTRACTS WITH VARIOUS LAW FIRMS FOR INCOME TAX COLLECTION SERVICES, FOR A THREE-YEAR TERM COMMENCING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2024, AND DECLARING AN EMERGENCY.** -Referred to the Rules and Personnel Committee

Attachments: [2021-R82 re Income Tax Legal Firms](#)

IX. Report of Council Committees

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

SECOND READING ITEMS

[2021-R75 A](#) **A RESOLUTION MODIFYING APPROPRIATIONS WITHIN CERTAIN FUNDS IN ORDER TO PROVIDE SUFFICIENT FUNDING, AND DECLARING AN EMERGENCY.** -(Introduced 10/26/21) **(Amended November 9, 2021)**

Attachments: [2021-R75 A re OCT 2021 Amended Appropriations](#)
[2021-R75 re Amended Exhibit A](#)
[2021-R75 re Exhibit B Oct 21 Amended Appropriation](#)
[Valerie Wax Carr Memo re Parks Minor Capital](#)

[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.** -(Introduced 10/26/21)

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](#)

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

No Items

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

No Items

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

[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 WAS HELD ON TUESDAY, OCTOBER 26, 2021**

Attachments:

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

[2021-21 re Exhibit A](#)

[Codified Ordinance 1224.04](#)

THIRD READING ITEMS

[2021-22 A](#)

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) (AMENDED NOVEMBER 9, 2021)

Attachments:

[2021-22 re Amended Exhibit G Turkeyfoot Green LLC TIF Agreement](#)

[2021-22 A re Amended Turkeyfoot Green LLC TIF](#)

[2021-22 re Exhibits A B C D E F](#)

[2021-22 re Exhibit F](#)

SECOND READING ITEMS

[2021-R78](#)

A RESOLUTION APPROVING THE FINAL PLAT OF UNION SQUARE PHASE I, AND DECLARING AN EMERGENCY. -(Introduced on 10/26/21)

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. -(Introduced on 10/26/21)

Attachments: [2021-R79 re Greensburg Heights Replat #2](#)
[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](#)

[2021-26](#) **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 79 ACRES OF LAND LOCATED AT 1265 BOETTTLER ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PD (PLANNED DEVELOPMENT) AND ACCEPTING THE CONCEPTUAL SITE PLAN OF THE PROPOSED PULTE PLANNED DEVELOPMENT. -(Introduced on 10/26/21) 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](#)

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

SECOND READING ITEMS

[2021-23](#) **AN ORDINANCE TO REGULATE SOLICITORS AND PEDDLERS WITHIN THE CITY OF GREEN. -(Introduced on 10/26/21)**

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

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

No Items

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

SECOND READING ITEMS

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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

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