



# 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*  
*Rocco Yeargin - Ward 3*  
*Matt Shaughnessy - Ward 4*  
*Stephen Dyer - At-Large*  
*Chris Humphrey - At-Large*  
*Justin Speight - At-Large*  
*Molly Kapeluck, MMC Clerk of Council*

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Tuesday, November 28, 2017

7:00 PM

Council Chambers

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#### I. Call to Order

The Green City Council met in regular session at the Central Administration Building, 1755 Town Park Blvd., Green, OH. President Humphrey presided over the meeting which he called to order at 7:26 p.m.

#### II. Pledge of Allegiance

Councilmember Humphrey led the Pledge of Allegiance.

#### III. Roll Call of Council Members

**Present:** 6 - James Ahlstrom, Stephen Dyer, Chris Humphrey, Ken Knodel, Justin Speight and Bob Young

**Absent:** 1 - Skip Summerville

#### IV. Council Study Session - No Items for Council Study Session

#### V. Public Report - No members of the public wished to speak.

#### VI. Public Hearings

[2017-22](#)

**AN ORDINANCE AMENDING CHAPTER 1226 OF THE CODIFIED ORDINANCES OF THE CITY OF GREEN REGARDING OUTDOOR STORAGE AT SELF-STORAGE FACILITIES, AND DECLARING AN EMERGENCY.** Introduced 10/24/17 Public Hearing held November 28, 2017.

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-22 Outdoor Storage Ch.1226](#)  
[2017-22 re Chapter 1226 outdoor storage .docx](#)  
[2017-22 re Exhibit A Chapter 1226.pdf](#)

Mr. Young called the Public Hearing to order at 7:27 p.m. and explained the Ordinance. He explained some of the changes to self storage facilities are, the owner of the facility will be required to remove any unlicensed with in ten days, it was 30 days. Commercial trucks, semi trucks and trailers and trash hauler are not permitted for outdoor storage. The facility will be required to dense evergreens around the area. All vehicle covers or tarps will need to be brown, tan or an earth tone. Mr. Wiethe detailed the purpose of the Ordinance and why it was brought forward. With noone wishing to speak Mr. Young closed the Public Hearing at 7:29 p.m.

## VII. Reading of Correspondence

[TMP-1804](#) Email from Gary Binns RE: Parks and Recreation Board Term

**Attachments:** [11-13-17 Gary Binns](#)

[TMP-1805](#) Email from Derek Cruz RE: Public Records Request.

**Attachments:** [11-14-17 Derek Cruz](#)  
[11-14-17 Derek Cruz Attachment](#)

[TMP-1808](#) Letter of Interest to DRB by John Dodovich

**Attachments:** [11-20-17 John Dodovich](#)

[TMP-1810](#) Planning and Zoning Commissions November 15, 2017 meeting summary

**Attachments:** [PZC Summary 11-15-17](#)

[TMP-1813](#) Letter from Terri Heckman RE: Battered Women's Shelter Thanksgiving Challenge

**Attachments:** [11-15-17 Terri Heckman](#)

[TMP-1814](#) Letter from Vernon Sykes RE: State Capital Budget Overview

**Attachments:** [11-20-17 Vernon Sykes](#)

All Correspondence read in and filed.

## VIII. New Legislation - Items on First Reading

[2017-24](#)      **AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY OWNED BY JWM PARTNERS II, LLC TO BE A PUBLIC PURPOSE, EXEMPTING 100% OF THE VALUE OF THE IMPROVEMENTS FROM REAL PROPERTY**

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**TAXATION FOR THIRTY YEARS, AND DECLARING AN EMERGENCY. Referred to the Finance Committee**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-24 JWM Partners II LLC](#)  
[2017-24 re TIF JWM Partners II.docx](#)  
[2017-24 re Exhibit A JWM Properties Splash Car Wash.pdf](#)

Mr. Humphrey explained the need for the Ordinance and the committee agreed to first reading passage.

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to bypass the three reading rule. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to bypass Committee deliberations. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to adopt the Ordinance. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

[2017-25](#) **AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY OWNED BY SPOONHOWER PROPERTIES, LLC TO BE A PUBLIC PURPOSE, EXEMPTING 100% OF THE VALUE OF THE IMPROVEMENTS FROM REAL PROPERTY TAXATION FOR THIRTY YEARS, AND DECLARING AN EMERGENCY. Referred to the Finance Committee**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-25 Spoonhower Properties TIF](#)  
[2017-25 re TIF Spoonhower Properties LLC.docx](#)  
[2017-25 re Exhibit A Spoonhower.pdf](#)

Mr. Humphrey advised the committee agreed to move forward on first reading passage. He explained the Ordinance and reason for it.

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to bypass Committee deliberations. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

[2017-25](#)      **AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY OWNED BY SPOONHOWER PROPERTIES, LLC TO BE A PUBLIC PURPOSE, EXEMPTING 100% OF THE VALUE OF THE IMPROVEMENTS FROM REAL PROPERTY TAXATION FOR THIRTY YEARS, AND DECLARING AN EMERGENCY.** Referred to the Finance Committee

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-25 Spoonhower Properties TIF](#)  
[2017-25 re TIF Spoonhower Properties LLC.docx](#)  
[2017-25 re Exhibit A Spoonhower.pdf](#)

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to bypass the three reading rule. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to adopt the Ordinance. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

[2017-26](#)      **AN ORDINANCE TO CONVEY CITY-OWNED LAND LOCATED AT 3492 ARLINGTON ROAD IN THE CITY OF GREEN, CONSISTING OF PERMANENT PARCEL NUMBERS 2804636 AND 2815831, TO THE GREEN COMMUNITY IMPROVEMENT CORPORATION, AND DECLARING AN EMERGENCY.** Referred to the Finance Committee

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-26 3492 Arlington Road CIC](#)  
[2017-26 re 3492 Arlington Rd.docx](#)  
[2017-26 re Exhibit A East Liberty Schoolhouse.pdf](#)

Mr. Humphrey explained this would transfer the East Liberty Schoolhouse on Arlington Road to the CIC. The committee agreed to first reading passage.

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to bypass Committee deliberations. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to bypass the three reading rule. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to adopt the Ordinance. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

**2017-27**

**AN ORDINANCE TO CONVEY CITY-OWNED LAND LOCATED AT 914 EAST TURKEYFOOT LAKE ROAD IN THE CITY OF GREEN, CONSISTING OF PERMANENT PARCEL NUMBERS 2807205 AND 2807206, TO THE GREEN COMMUNITY IMPROVEMENT CORPORATION, AND DECLARING AN EMERGENCY. Referred to the Finance Committee**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-27 914 E. Turkeyfoot Lake Road CIC](#)  
[2017-27 re 914 E Turkeyfootlake Rd GCIC.docx](#)  
[2017-27 re Exhibit A Fortuna East Turkeyfoot Lake Rd.pdf](#)

Mr. Humphrey explained this is property and the reason for the Ordinance. It is near where the old Chapel Hill School was located. The committee agreed to first reading passage.

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to bypass Committee deliberations. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to bypass the three reading rule. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

Mr. Humphrey explained this process and there was extensive discussion during the committee meeting.

**A motion was made by Councilman Humphrey, seconded by Councilman Dyer, to adopt the Ordinance. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

[2017-R74](#) AN EMERGENCY RESOLUTION DECLARING THE NECESSITY AND INTENTION TO APPROPRIATE FOR STREET PURPOSES CERTAIN FEE SIMPLE INTERESTS, TEMPORARY AND PERMANENT EASEMENTS IN AND TO VARIOUS PREMISES ALONG CORPORATE WOODS CIRCLE AND CORPORATE WOODS PARKWAY, ALTOGETHER WITH THE NECESSARY APPURTENANCES THERETO FURTHER IDENTIFIED AS THE CORPORATE/CORPORATE WOODS ROUNDABOUT PROJECT, AND DECLARING AN EMERGENCY. Introduced 11/28/17

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R74 Corporate-corporate woods roundabout](#)  
[2017-R74 re Corporate Woods Roundabout.docx](#)

## IX. Report of Council Committees

A. Finance (Humphrey \*, Dyer\*\*, Summerville)

## SECOND READING ITEMS

[2017-R69A](#) A RESOLUTION APPROVING AND ADOPTING THE 2018 ANNUAL OPERATING APPROPRIATION FOR THE GENERAL FUND AND ALL OTHER FUNDS FOR THE CITY OF GREEN, AND DECLARING AN EMERGENCY. Introduced 11/14/17 (amended December 12, 2017)

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R69 Operating Budget](#)  
[2017-R69 re Amended 2018 operating annual appropriation.docx](#)  
[2017-R69 re Amended Exhibit A .pdf](#)  
[2017-R69 re Exhibit B Annual Budget.pdf](#)

Mr. Humphrey advised there was discussion during the committee and there will be a special work session on December 6, 2017 to discuss in more detail.

Time Requested and Granted.

[2017-R70 A](#) A RESOLUTION APPROVING AND ADOPTING THE 2018 ANNUAL CAPITAL APPROPRIATIONS FOR THE CITY OF GREEN, AND DECLARING AN EMERGENCY. Introduced 11/14/17 (**Amended December 12, 2017**)

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R70 Annual Capital Budget](#)  
[2017-R70 re Amended 2018 Capital Annual Appropriations.docx](#)  
[2017-R70 re Amended Exhibit A 2018 Annual Capital Projects.pdf](#)

Mr. Humphrey explained this is the capital improvement budget. The total is \$10,002,250.00 This will also be discussed at the special meeting.

Time Requested and Granted.

**2017-R73**     **A RESOLUTION AUTHORIZING THE PURCHASE OF A TELEPHONE SYSTEM UPGRADE FROM RAY COMMUNICATIONS, INC., DOING BUSINESS AS RAYTEC SYSTEMS, MAKING AN APPROPRIATION, WAIVING COMPETITIVE BIDDING REQUIREMENTS, AND DECLARING AN EMERGENCY. Introduced 11/14/17**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R73 Raytec Telephone System](#)  
[2017-R73 Raytech Telephone upgrade.docx](#)

Mr. Humphrey advised the committee agreed to second reading passage and why. The total for the project is \$71,049.00

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

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

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

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

**TMP-1802**     Approval of the October Financial Statement Subject to Audit

**Attachments:** [October 2017 Electronic Financial Report](#)

**A motion was made by Councilman Knodel, seconded by Councilman Humphrey, to approve subject to audit the Financial Statement. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

**B. Environment & Parks (Speight\*, Summerville\*\*, Young)**

No Meeting Held



C. Public Safety (Summerville\*, Speight\*, Humphrey)

Mr. Humphrey advised that Mr. Summerville had to leave due to a family medical issue and Mr. Speight would handle the meeting.

**THIRD READING ITEMS**

[2017-R65](#)      **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO A THREE YEAR CONTRACT WITH THE SUMMIT COUNTY SHERIFF TO PROVIDE POLICING SERVICES WITHIN THE CITY OF GREEN, AND DECLARING AN EMERGENCY.** Introduced 10/24/17

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R65 Sheriff's contract](#)  
[2017-R65 re sheriff contract.docx](#)  
[2017-R65 re Exhibit A Sheriff's Agreement.pdf](#)

Mr. Speight summed up the contract. The committee agreed to take time to give residents time to address concerns and to see if the Sheriff could come to the next meeting.

Time requested and granted.

**SECOND READING ITEMS**

[2017-R72](#)      **A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH MOTLEY RICE LLC, NEALON & ASSOCIATES, P.C., RAFFELLI & PRAZAK, ATTORNEYS AT LAW, AND BRENNAN MANNA & DIAMOND, LLC FOR PURPOSES OF PROVIDING SPECIALIZED LEGAL COUNSEL TO PURSUE LITIGATION RELATED TO THE SALE OF OPIOIDS, AND DECLARING AN EMERGENCY.** Introduced 11/14/17

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R72 Litigation Sale of Opioids](#)  
[2017-R72 re Opioid Litigation.docx](#)

Mr. Speight briefly explained the legislation.

Time requested and granted.

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

[2017-R63](#)      **A RESOLUTION ACCEPTING THE PLANNING & ZONING COMMISSION'S ("PZC") APPROVAL OF THE REPLAT OF PHASES 5 & 6 OF THE KING'S RIDGE SUBDIVISION, AND DECLARING AN EMERGENCY. Introduced 10/24/17**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R63 Kings Ridge Phase 5&6](#)  
[2017-R63 re Kings Ridge Phase 5 & 6.docx](#)  
[Notification of Recommendation.pdf](#)  
[17-60 Kings Ridge Ph 5 & 6 Replat PZC Staff Report.pdf](#)  
[Kings Ridge Ph 5&6 Replat.pdf](#)

Mr. Young briefly explained the Resolution.

**A motion was made by Councilman Young, seconded by Councilman Dyer, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

[2017-22](#)      **AN ORDINANCE AMENDING CHAPTER 1226 OF THE CODIFIED ORDINANCES OF THE CITY OF GREEN REGARDING OUTDOOR STORAGE AT SELF-STORAGE FACILITIES, AND DECLARING AN EMERGENCY. Introduced 10/24/17 Public Hearing held November 28, 2017.**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-22 Outdoor Storage Ch.1226](#)  
[2017-22 re Chapter 1226 outdoor storage .docx](#)  
[2017-22 re Exhibit A Chapter 1226.pdf](#)

Mr. Young explained that due to having a public hearing this cannot be passed until the next meeting.

Time requested and granted.

**SECOND READING ITEMS**

**[2017-R71](#)**      **A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH FEDEX FREIGHT, INC., AND KW AKR, LLC FOR THE CONSTRUCTION OF A 63,000 SQUARE FOOT BUILDING ON GLOBAL GATEWAY, AND DECLARING AN EMERGENCY. Introduced 11/14/17**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R71 CRA Fedex Freight](#)  
[2017-R71 re FedEx CRA community reinvestment area agreement.docx](#)  
[2017-R71 re Exhibit A CRA FedEx Freight Inc.pdf](#)

Time requested and granted.

Mr. Young advised at the committee meeting he reviewed the last PZC meeting.

E. Rules and Personnel (Dyer\*, Ahlstrom\*\*, Knodel)

No meeting held.

F. Transportation, Connectivity & Storm Water (Knodel\*, Humphrey\*\*, Dyer)

Mr. Knodel advised the committee received a report from the Service Director and the city was ready for the bad weather.

G. Intergovernmental & Utilities (Ahlstrom \*, Young\*\*, Speight)

**THIRD READING ITEMS**

**[2017-R66](#)**      **A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF GREEN AND SUMMIT COUNTY, OHIO, THROUGH THE COUNTY EXECUTIVE'S DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT, FOR the ADMINISTRATION AND OPERATION OF THE CITY OF GREEN'S EMERGENCY AND MINOR HOME REPAIR PROGRAM, AND DECLARING AN EMERGENCY. Introduced 10/24/17**

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R66 Emergency & Minor Home Repair](#)  
[2017-R66 re Summit County Agmt Home Repair Program.docx](#)  
[2017-R66 re Exhibit A Grant Agreement COG Cty of Summit Emergency Minor Home Repair.pdf](#)

**A motion was made by Councilman Ahlstrom, seconded by Councilman Dyer, to adopt the Resolution. The motion carried by the following vote:**

**Aye:** 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Young

**Absent:** 1 - Summerville

## SECOND READING ITEMS

[2017-R68](#)     **A RESOLUTION ESTABLISHING A STREET LIGHTING DISTRICT FOR the HERITAGE CROSSINGS OF GREEN, PHASE II SUBDIVISION, AND DECLARING AN EMERGENCY.** Introduced 11/14/17

**Sponsors:** Gerard Neugebauer

**Attachments:** [2017-R68 Street Lighting Heritage Crossing](#)  
[2017-R68 Heritage Crossings Phase II street lighting.docx](#)  
[Petition for Lighting District Heritage Crossings.pdf](#)

Time requested and granted.

## X. Mayor's Report

Mayor Neugebauer gave his report.

## XI. Unfinished Business - No Unfinished Business

## XII. New Business - No New Business

## XIII. Adjournment

Mr. Knodel moved to adjourn at 7:54 p.m.

ATTEST: \_\_\_\_\_  
MOLLY KAPELUCK, CLERK OF COUNCIL

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.