



# City of Green

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

## Meeting Minutes

### City Council

*Barbara Babbitt - Ward 1*  
*Christopher J. Meager - Ward 2*  
*Rick Miller- Ward 3*  
*Jeff Noble - Ward 4, President*  
*Justin Speight - At-Large, Vice President*  
*Clark A. DeVitis - At-Large*  
*Gerard Neugebauer- At-Large*  
*Nichole Messner, MMC- Clerk of Council*

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Tuesday, June 24, 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:** 5 - CJ Meager, Jeff Noble, Gerard Neugebauer, Justin Speight and Rick Miller

**Absent:** 2 - Clark A. DeVitis and Barbara Babbitt

Also Present:

Mayor Yeargin

Lisa Dean, Law Director

Valerie Carr, Service Director

Paul Pickett, City Engineer

Wayne Wiethe, Planning Director

Steve Schmidt, Finance Director

Nichole Messner, Clerk of Council

#### IV. Council Study Session

**Mayor Yeargin presented Finance Director Steve Schmidt with a proclamation in celebration of his retirement, and thanked him for his years of service.**

[TMP-5006](#) Approval of the June 10, 2025 Council Meeting Minutes

**Attachments:** [6-10-25 Draft Council Meeting Minutes](#)

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

**Aye:** 5 - Meager, Noble, Neugebauer, Speight and Miller

**\*\*Presentation by the City of Green Parks Dept. Staff on The CORE\*\***

Service Director Valerie Carr, Recreation Supervisor Zach Kaufmann and Recreation Programmer Katie Jaworski gave a detailed presentation about the new Core- Center of Recreation & Education Building.

## V. Public Report

None.

## VI. Public Hearings

[2025-R22A](#)

**A RESOLUTION AMENDING THE CONCEPTUAL SITE PLAN OF THE EXISTING PLANNED DEVELOPMENT DISTRICT ON THE EAST SIDE OF MASSILLON ROAD, SOUTH OF BURGESS DRIVE, AND DECLARING AN EMERGENCY. -(Introduced on 5/13/2025)(*Amended June 24, 2025*) \*\* A PUBLIC HEARING WAS HELD ON JUNE 24, 2025\*\***

**Attachments:** [2025-R22A Conceptual Site Plan Amendment](#)

[2025-R22 Amended Exhibit A](#)

[2025-R22 Request for Legislation](#)

Councilman Neugebauer opened the public hearing at 7:52 pm. He read in the legislation and gave a brief summary.

Planning Director Wiethe went over the proposed changes to the conceptual site plan. Owner of the Dairy Queen franchise wanted a freestanding building, which will be the first site developed, and the rest will be potentially office/retail and office/restaurant. This will come back to council as a final site plan.

Dave Pelligra, 2231 Broad Blvd.-

Mr. Pelligra explained that this is a dynamic plan, and has already seen several changes.

Carl Werther, 715 Portage Trail, DQ Franchise Owner. Mr. Werther was available for any questions.

Councilman Meager commented that the access to Town Park was very important to him and would like to see it done as soon as possible.

Councilman Speight appreciated the extra work the owner put forth to make the site really work.

Councilman Noble reiterated that he agreed that the changes they've made are a vast improvement to the originally proposed site plan that was presented to the PZC.

No public opposition. No additional comments or questions.

Councilman Neugebauer closed the public hearing at 8:07 pm.

[2025-07A](#)

**AN ORDINANCE AMENDING CHAPTER 157, SECTION 157.085: TABLE OF ALLOWED USES (TABLE 157.085-1) TO ADD CERTAIN USES IN THE I-1 (GENERAL INDUSTRIAL) DISTRICT. -(Introduced on 5/13/2025)(Amended July 22, 2025) \*\*A PUBLIC HEARING WAS HELD TUESDAY, JUNE 24, 2025\*\***

**Attachments:** [2025-07A Chapter 157 Section 157.085 Table of Allowed Uses Certain Uses](#)  
[2025-07 Amended Exhibit A](#)  
[2025-07 Request for Legislation](#)

Councilman Neugebauer opened the public hearing at 8:07 pm. He read in the legislation and gave a brief summary.

Planning Director Wiethe explained that in looking at some of the industrial areas they recognized there needed to be uses other than just trucking, manufacturing, etc. They added several additional uses that would be conditionally permitted. He briefly went over the uses that were added. He believes this may help some of the buildings in the industrial zones to be used.

Councilman Speight clarified that anything conditionally permitted was not guaranteed. Director Wiethe stated yes, it would have to be approved by the Planning & Zoning Commission.

Kathy Schmidt, 735 Fessler Rd., Green, OH-  
Mrs. Schmidt asked what personal services would be. Director Wiethe stated nail salon, barber shop, beauty shops, things like that.

No additional comments or questions.

Councilman Neugebauer closed the public hearing at 8:16 p.m.

[2025-R23](#)

**A RESOLUTION ESTABLISHING A STREET LIGHTING DISTRICT FOR SPRING HILL VILLAS, AND DECLARING AN EMERGENCY. -(Introduced on 5/13/2025) \*\* A PUBLIC HEARING WAS HELD ON TUESDAY, JUNE 24, 2025\*\***

**Attachments:** [2025-R23 Spring Hill Villas Street Lighting District Legislation](#)  
[2025-R23 Attachment 1](#)  
[2025-R23 Attachment 2](#)  
[2025-R23 Attachment 3](#)  
[2025-R23 Request for Legislation](#)

Councilman Speight opened the public hearing at 8:17 p.m. He read in the legislation and gave a brief summary.

Planning Director Wiethe explained that Spring Hill Villas is a new subdivision. There were 39 sublots and 7 street lights would be installed by the developer. The cost would be assessed to the property owners over the term. It would cost \$3.49 per lot, \$41 a year.

No public comments. No comments or questions.

Councilman Speight closed the public hearing at 8:19 p.m.

#### 2025-R24

#### **A RESOLUTION ESTABLISHING A STREET LIGHTING DISTRICT FOR SPRING HILL PHASE VI, AND DECLARING AN EMERGENCY.**

-(Introduced on 5/13/2025) \*\* A PUBLIC HEARING WAS HELD ON TUESDAY, JUNE 24, 2025\*\*

**Attachments:** [2025-R24 Spring Hill Phase 6 Street Lighting District Legislation](#)  
[2025-R24 Attachment 1](#)  
[2025-R24 Attachment 2](#)  
[2025-R24 Attachment 3](#)  
[2025-R24 Request for Legislation](#)

Councilman Speight opened the public hearing at 8:17 p.m. He read in the legislation and gave a brief summary.

Planning Director Wiethe explained these are for Spring Hill Ph 6. There were 10 sublots and 3 street lights would be installed by the developer. The cost would be assessed to the property owners over the term. It would cost \$1.30 per lot, \$15.60 per year.

No comments from the public or Council.

Councilman Speight closed the public hearing at 8:22 pm

#### VII. Reading of Correspondence

Clerk of Council Messner read in the correspondence.

[TMP-5010](#) June 11, 2025 Civil Service Commission Meeting Agenda

**Attachments:** [June 11, 2025 CSC Agenda](#)

[TMP-5011](#) May 14, 2025 Civil Service Commission Approved Minutes

**Attachments:** [May 14, 2025 Civil Service Meeting Minutes](#)

[TMP-5012](#) Summit County Sheriffs May 2025 Activity Report

**Attachments:** [Green Stats 05.2025](#)

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

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

[2025-R28](#) **A RESOLUTION APPROVING THE FINAL PLAT AND PERFORMANCE BOND FOR JACOBS RIDGE PLANNED DEVELOPMENT PHASE V, AND DECLARING AN EMERGENCY.** -(Introduced on 6/24/2025)

**Attachments:** [2025-R28 Jacobs Ridge Ph 5 Legislation](#)

[2025-R28 Exhibit A](#)

[2025-R28 Request for Legislation](#)

[2025-R29](#) **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO A CONTRACT WITH LAND STUDIO, FOR CONSULTING SERVICES TO CREATE THE CITY OF GREEN PUBLIC ART PLAN AND DECLARING AN EMERGENCY.** -(Introduced on 6/24/2025)  
\*\*SECOND READING PASSAGE REQUESTED\*\*

**Attachments:** [2025-R29 LAND Studio Contract Legislation](#)

[2025-R29 Exhibit A](#)

[2025-R29 Request for Legislation](#)

[2025-R30A](#) **A RESOLUTION AUTHORIZING THE FUNDS TO ENABLE THE MAYOR TO GRANT SALARY ADJUSTMENTS TO CITY OF GREEN NON-BARGAINING EMPLOYEES.** -(Introduced on 6/24/2025) (***Amended August 12, 2025***)

**Attachments:** [2025-R30 Amended NonBargaining Salary Adjustments](#)

[2025-R30A Request for Legislation](#)

#### IX. Report of Council Committees

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

Councilman Neugebauer gave his committee report.

**THIRD READING ITEMS**

[2025-R25AA](#) **A RESOLUTION MODIFYING APPROPRIATIONS WITHIN CERTAIN FUNDS IN ORDER TO PROVIDE SUFFICIENT FUNDING AND DECLARING AN EMERGENCY.** -(Introduced on 5/27/2025)(*Amended June 10, 2025*)(**Amended June 24, 2025**)

**Attachments:** [2025-R25AA 2nd Quarter 2025 Supplemental Appropriations 6-24-25](#)  
[2025-R25 Amended Exhibit A](#)  
[2025-R25 Request for Legislation](#)

Councilman Neugebauer read in the legislation and gave a brief summary of the discussion that took place during committees.

No additional comments or questions. Committee ok with passage. A motion was made to adopt.

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

**Aye:** 5 - Meager, Noble, Neugebauer, Speight and Miller

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

Councilman Miller reported that the committee discussed 2025-R29 on first reading.

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

Did not meet.

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

Councilman Neugebauer gave his committee report.

[2025-R22A](#) **A RESOLUTION AMENDING THE CONCEPTUAL SITE PLAN OF THE EXISTING PLANNED DEVELOPMENT DISTRICT ON THE EAST SIDE OF MASSILLON ROAD, SOUTH OF BURGESS DRIVE, AND DECLARING AN EMERGENCY.** -(Introduced on 5/13/2025)(**Amended June 24, 2025**) \*\* A PUBLIC HEARING WAS HELD ON JUNE 24, 2025\*\*

**Attachments:** [2025-R22A Conceptual Site Plan Amendment](#)  
[2025-R22 Amended Exhibit A](#)  
[2025-R22 Request for Legislation](#)

Councilman Neugebauer read in the legislation and reported that a public hearing was held this evening. No vote can be taken until next meeting, therefore time was

requested and granted.

**2025-07A**     **AN ORDINANCE AMENDING CHAPTER 157, SECTION 157.085: TABLE OF ALLOWED USES (TABLE 157.085-1) TO ADD CERTAIN USES IN THE I-1 (GENERAL INDUSTRIAL) DISTRICT.** -(Introduced on 5/13/2025)(*Amended July 22, 2025*) \*\*A PUBLIC HEARING WAS HELD TUESDAY, JUNE 24, 2025\*\*

**Attachments:**   [2025-07A Chapter 157 Section 157.085 Table of Allowed Uses Certain Uses](#)  
[2025-07 Amended Exhibit A](#)  
[2025-07 Request for Legislation](#)

Councilman Neugebauer read in the legislation and reported that a public hearing was held this evening. No vote can be taken until next meeting, therefore time was requested and granted.

## SECOND READING ITEMS

**2025-R27**     **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO AN AMENDED AND RESTATED TAX INCREMENT FINANCING COMPENSATION AGREEMENT WITH THE GREEN LOCAL SCHOOL DISTRICT, AND DECLARING AN EMERGENCY.** -(Introduced on 6/10/2025)

**Attachments:**   [2025-R27 Amend & Restate TIF with GLS](#)  
[2025-R27 Exhibit A](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[2025-R27 Request for Legislation](#)

Councilman Neugebauer 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.

**2025-08**     **AN ORDINANCE VACATING TWO UNNAMED ALLEYS AT THE NORTHEAST CORNER OF S. ARLINGTON ROAD AND E. TURKEYFOOT LAKE ROAD.** -(Introduced on 6/10/2025)

**Attachments:**   [2025-08 Ordinance 2 unnamed alleys at S. Arlington & ETL Road Vacation Legislation](#)  
[2025-08 Exhibit A](#)  
[2025-08 Request for Legislation](#)

Councilman Neugebauer 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.

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

Did not meet.

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

Councilman Meager gave his committee report.

**SECOND READING ITEMS**

**2025-R26      A RESOLUTION AWARDING A CONTRACT TO KUNKLE & SONS  
FOR THE 2025 MISC. CONCRETE REPAIRS PROJECT, AND  
DECLARING AN EMERGENCY. -(Introduced on 6/10/2025)**

**Attachments:** [2025-R26 2025 Misc. Concrete Repairs](#)  
[2025-R26 Attachment](#)  
[2025-R26 Request for Legislation](#)

Councilman Meager 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.

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

Councilman Speight gave his committee report.

**2025-R23      A RESOLUTION ESTABLISHING A STREET LIGHTING DISTRICT  
FOR SPRING HILL VILLAS, AND DECLARING AN EMERGENCY.  
-(Introduced on 5/13/2025) \*\* A PUBLIC HEARING WAS HELD ON  
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[2025-R23 Attachment 1](#)  
[2025-R23 Attachment 2](#)  
[2025-R23 Attachment 3](#)  
[2025-R23 Request for Legislation](#)

Councilman Speight read in the legislation and reported that a public hearing was held this evening. No vote can be taken until next meeting, therefore time was requested and granted.

**2025-R24      A RESOLUTION ESTABLISHING A STREET LIGHTING DISTRICT  
FOR SPRING HILL PHASE VI, AND DECLARING AN  
EMERGENCY. -(Introduced on 5/13/2025) \*\* A PUBLIC HEARING WAS**



HELD ON TUESDAY, JUNE 24, 2025\*\*

**Attachments:** [2025-R24 Spring Hill Phase 6 Street Lighting District Legislation](#)  
[2025-R24 Attachment 1](#)  
[2025-R24 Attachment 2](#)  
[2025-R24 Attachment 3](#)  
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Councilman Speight read in the legislation and reported that a public hearing was held this evening. No vote can be taken until next meeting, therefore time was requested and granted.

#### X. Mayor's Report

Mayor Yeargin gave his report.

#### XI. Unfinished Business

None.

#### XII. New Business

None.

#### XIII. Adjournment

**A motion was made by Council Member Noble, seconded by Council Member Meager, to adjourn the meeting at 8:41 p.m. The motion carried by the following vote:**

**Aye:** 5 - Meager, Noble, Neugebauer, 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.