



# 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 28, 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, Gerard Neugebauer, Justin Speight and Rick Miller

**Absent:** 1 - Barbara Babbitt

Also Present:

Mayor Yeargin

Valerie Carr, Service Director

Wayne Wiethe, Planning Director

Shelley Goodrich, Finance Director

Paul Pickett, City Engineer

Nichole Messner, Clerk of Council

#### IV. Council Study Session

[TMP-5133](#) Approval of the October 14, 2025 Council Meeting Minutes

**Attachments:** [10-14-25 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:** 5 - DeVitis, Meager, Noble, Speight and Miller

**Abstain:** 1 - Neugebauer

#### V. Public Report

None.

## VI. Public Hearings

[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](#)

At 7:02 p.m. Councilman Speight called the public hearing to order. He read in the legislation and gave a brief summary.

Planning Director Wiethe explained that this was for all phases, 166 parcels. The ESIP agreement was for \$643.50 a year. Each parcel would be assessed \$3.87 a month per parcel.

No comments or questions from council or the public.

Councilman Speight closed the public hearing at 7:04 p.m.

## VII. Reading of Correspondence

Clerk of Council Messner read in the correspondence.

[TMP-5141](#)      August 20, 2025 Planning & Zoning Commission Minutes

**Attachments:** [8-20-25 PZC Meeting Minutes](#)

[TMP-5142](#)      September 17, 2025 Planning & Zoning Commission Minutes

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

[TMP-5143](#)      PZC Notice of Recommendation for Greensburg Meadow PD

**Attachments:** [Email from Brent Trask RE Annual Sidewalk Repair Program](#)

[TMP-5144](#)      October 15, 2025 PZC Meeting Summary

**Attachments:** [PZC Summary 10-15-25](#)

[TMP-5145](#)      September 10, 2025 Civil Service Commission Minutes

**Attachments:** [September 10, 2025 Civil Service Meeting Minutes](#)

[TMP-5146](#) Email from Brent Trask RE: Annual Sidewalk Repair Program

**Attachments:** [Email from Brent Trask RE Annual Sidewalk Repair Program](#)

#### 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-R48A](#) **A RESOLUTION APPROVING AND ADOPTING THE 2026 ANNUAL CAPITAL APPROPRIATIONS FOR THE CITY OF GREEN AND DECLARING AN EMERGENCY. -(Introduced on 10/28/2025)(Amended November 10, 2025)**

**Attachments:** [2025-R48 Amended 2026 Capital Annual Appropriations](#)  
[2025-R48 Amended Exhibit A](#)  
[2025-R48 Request for Legislation](#)

[2025-R49](#) **A RESOLUTION APPROVING AND ADOPTING THE 2026 ANNUAL OPERATING APPROPRIATION FOR THE GENERAL FUND AND ALL OTHER FUNDS FOR THE CITY OF GREEN AND DECLARING AN EMERGENCY. -(Introduced on 10/28/2025)**

**Attachments:** [2025-R49 2026 Operating Annual Appropriations](#)  
[2025-R49 Exhibits A & B](#)  
[2025-R49 Request for Legislation](#)

[2025-R50AA](#) **A RESOLUTION MODIFYING APPROPRIATIONS WITHIN CERTAIN FUNDS IN ORDER TO PROVIDE SUFFICIENT FUNDING AND DECLARING AN EMERGENCY. -(Introduced on 10/28/2025)(Amended on November 10, 2025)(Amended on December 9, 2025)**

**Attachments:** [2025-R50AA 4th Quarter 2025 Supplemental Appropriations](#)  
[2025-R50AA Exhibit A](#)  
[Amended Exhibit A as of 12.9.25](#)  
[2025-R50 Request for Legislation](#)

[2025-R51](#) **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL DESIGN GROUP, LLC TO PROVIDE MUNICIPAL ENGINEERING SERVICES FROM JANUARY 1, 2026, THROUGH DECEMBER 31, 2028, AND DECLARING AN EMERGENCY. -(Introduced on 10/28/2025)**

**Attachments:** [2025-R51 EDG Contract 2026-2028](#)  
[2025-R51 Exhibit A](#)  
[2025-R51 Attachment](#)  
[2025-R51 Request for Legislation](#)

[2025-R52AA](#) **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ENTER INTO CONTRACTS WITH VARIOUS PLANNING, ARCHITECTURE, HISTORIC PRESERVATION, ~~AND~~ LANDSCAPE ARCHITECTURE, *AND SURVEYING* FIRMS FOR PROFESSIONAL SERVICES FOR A THREE-YEAR TERM COMMENCING JANUARY 1, 2026, AND DECLARING AN EMERGENCY. -(Introduced on 10/28/2025)(Amended on November 10, 2025)(Amended on November 25, 2025)**

**Attachments:** [2025-R52AA Amended Various Planning Contracts beginning Jan 1 2026](#)  
[2025-R52 Request for Legislation](#)

[2025-11](#) **AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY OWNED BY TOTH REALTY OF AKRON, LLC., DBA TOTH BUICK GMC, TO BE A PUBLIC PURPOSE, EXEMPTING 100% OF THE VALUE OF THE IMPROVEMENTS FROM REAL PROPERTY TAXATION FOR THIRTY YEARS. -(Introduced on 10/28/2025)**

**Attachments:** [2025-11 TIF Toth Buick Legislation](#)  
[2025-11 Exhibit A](#)  
[2025-11 Exhibit B](#)  
[2025-11 Exhibit C](#)  
[2025-11 Exhibit D](#)  
[2025-11 Request for Legislation](#)

[2025-12](#) **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 30.5 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF GREENSBURG ROAD AND WINNING WAY FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PD (PLANNED DEVELOPMENT); AND, ACCEPTING THE CONCEPTUAL SITE PLAN OF THE PROPOSED GREENSBURG MEADOW PLANNED DEVELOPMENT. -(Introduced on 10/28/2025) \*\*A PUBLIC HEARING WAS HELD ON TUESDAY, NOVEMBER 25, 2025\*\***

**Attachments:** [2025-12 Greensburg Meadow Rezoning Legislation](#)  
[2025-12 Exhibit A](#)  
[2025-12 Exhibit B](#)  
[2025-12 Request for Legislation](#)

[2025-13](#) AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY OWNED BY SERRA WORKS OF AKRON, LLC., DBA SERRA SUBARU, TO BE A PUBLIC PURPOSE, EXEMPTING 100% OF THE VALUE OF THE IMPROVEMENTS FROM REAL PROPERTY TAXATION FOR THIRTY YEARS. -(Introduced on 10/28/2025)

**Attachments:** [2025-13 TIF Serra Auto Legislation](#)  
[2025-13 Exhibit A](#)  
[2025-13 Exhibit B](#)  
[2025-13 Exhibit C](#)  
[2025-13 Exhibit D](#)  
[2025-13 Request for Legislation](#)

[2025-14A](#) AN ORDINANCE TO AMEND SECTION 34.1, CITY TREE ADVISORY COMMISSION, OF CHAPTER 34, CITY ORGANIZATIONS, OF THE CODIFIED ORDINANCES OF THE CITY OF GREEN. -(Introduced on 10/28/2025)(*Amended on November 25, 2025*)

**Attachments:** [2025-14A Amend 34.1 City Tree Advisory Commission Legislation](#)  
[2025-14 Request for Legislation](#)

#### IX. Report of Council Committees

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

Councilman Neugebauer gave his committee report.

#### SECOND READING ITEMS

[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](#)

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

No additional comments or questions. Time was requested and granted.

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

Did not meet.

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

Did not meet.

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

Did not meet.

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

Did not meet.

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

Met to hear a brief update on road construction projects wrapping up.

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

Councilman Speight gave his committee report.

**THIRD 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. A motion was made to adopt.

**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, Neugebauer, Speight and Miller

[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 \*\*

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[2025-R45 Attachment 2](#)  
[2025-R45 Attachment 3](#)  
[2025-R45 Request for Legislation](#)

Councilman Speight read in the legislation and gave a brief summary of the public hearing that was held just this evening. Time was requested and granted.

X. Mayor’s Report

Mayor Yeargin gave his report.

XI. Unfinished Business

Reminder about Nov 10 council meeting due to the Veterans Day holiday.

XII. New Business

None.

XIII. Adjournment

**A motion was made by Council Member Noble, seconded by Council Member Meager, to adjourn the meeting at 7:24 p.m. The motion carried by the following vote:**

**Aye:** 6 - DeVitis, 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.