



City of Green

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

Meeting Minutes

City Council

James Ahlstrom - Ward 1 - Vice President

Bob Young - Ward 2

Ken Knodel - Ward 3

Skip Summerville - Ward 4

Stephen Dyer - At-Large

Chris Humphrey - At-Large - President

Justin Speight - At-Large

Molly Kapeluck, MMC Clerk of Council

Tuesday, August 8, 2017

7:00 PM

Council Chambers

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 7:00 p.m.

II. Pledge of Allegiance

Councilmember Humphrey led the Pledge of Allegiance.

III. Roll Call of Council Members

Present: 7 - James Ahlstrom, Stephen Dyer, Chris Humphrey, Ken Knodel, Justin Speight, Skip Summerville and Bob Young

IV. Council Study Session

[TMP-1664](#) Proclamation for Don Sample

Attachments: [Proclamation](#)

President Humphrey read the proclamation and lead a prayer in Don Sample's Honor.

Shelly Keller - Kick 4 the Cure

Shelly Keller, Co Chair of Kick 4 the Cure with Sarah Givens. Mrs. Keller explained Kick 4 the Cure and asked for Councils support.

Mark Herdlick - Green Schools Foundation

Mr. Herdlick, President of the Green Schools Foundation - He explained the foundation and what it does.

Holly Miller, Summit County Executive Department of Community and Economic Development

Holly Miller had to cancel and will attend September 12.

[TMP-1642](#) Approval of the June 27, 2017 Regular Council Meeting Minutes.

Attachments: [6-27-17 Minutes.pdf](#)

A motion was made by Councilman Knodel, seconded by Councilman Summerville, to approve the Minutes. The motion carried by the following vote:

Aye: 6 - Ahlstrom, Dyer, Humphrey, Knodel, Summerville and Young

Abstain: 1 - Speight

[TMP-1644](#) Approval of the July 11, 2017 Regular Council Meeting Minutes.

Attachments: [7-11-17 Minutes.pdf](#)

A motion was made by Councilman Knodel, seconded by Councilman Dyer, to approve the Minutes. The motion carried by the following vote:

Aye: 6 - Ahlstrom, Dyer, Humphrey, Knodel, Speight and Summerville

Abstain: 1 - Young

V. Public Report

Steve Braswell, 1207 Peachwood Way - Mr. Braswell talked about the Dog Park meeting and how well it was handled. He commended Mrs. Wolford and Mr. Elkins. He thanked Mrs. Calta regarding his public records requests. He talked about his concerns with the process for notifying contiguous property owners. He said it has been 8 months since we heard anything about the East Liberty School House. He asked when the public would get an update.

VI. Public Hearings

[2017-14](#) **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY CONTAINING APPROXIMATELY 50.9 ACRES OF LAND LOCATED AT 1296 E. TURKEYFOOT LAKE ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PD (PLANNED DEVELOPMENT) AND ACCEPTING THE CONCEPTUAL SITE PLAN OF THE PROPOSED BAYSIDE INVESTMENTS PLANNED DEVELOPMENT. --- Introduced 6/27/17 - Public Hearing Scheduled for August 8, 2017 @ or about 7:05 p.m.**

Sponsors: Gerard Neugebauer

Attachments: [2017-14 BAYSIDE INVEST REZONING.docx](#)
[2017-14 Exhibit A Bayside rezoning map.pdf](#)
[17-16 Bayside Investments PD PZC Staff Report.pdf](#)
[TP 9 Map 4 Connectivity.pdf](#)
[Connection Concepts June.pdf](#)
[6-21-17 Bayside Amended Site Plan](#)
[Bayside Invst GDP Elevs.pdf](#)
[Bayside Invst GDP Sample Layouts.pdf](#)
[Bayside Invst GDP Site Maps.pdf](#)
[Bayside rezoning map.pdf](#)
[Bayside_aerial.pdf](#)
[Bayside Contiguous Property Owners.pdf](#)
[Bayside Additional Supporting Docs.pdf](#)
[Bayside Invest PZC Notification of Recommendation to City Council.pdf](#)

Mr. Young opened the public hearing at 7:18 p.m. Mr. Young explained the project and the process that has occurred.

Craig Cawrse, 549 E. Washington Street, Owner Cawrse and Associates- He explained the project and pointed out the areas on map.

Todd Mellon, 844 Redwood Drive - Developer - He answered questions regarding the project.

Mr. Wiethe advised the Planning Commission approved and explained process as the developer goes forward.

Mr. Summerville asked for explanation of the Molly Drive residents objections. Mr. Wiethe explained. Discussion took place regarding safety vehicles and build out of the project.

Mr. Dyer asked if the vision was like Loral Lake in Hudson. It was explained that this is not like Loral Lake and this developer did that project. He asked if there was a market study to see if the city needed more senior housing.

Mr. Ahlstrom thanked them for investing in Green and he appreciated how they treated the Molly Drive people.

Steve Braswell asked about assisted living. He objected to incomplete staff reporting. He talked about the EMS transportation that will increase due to assisted living.

Mr. Humphrey addressed Mr. Braswell's concerns.

Mr. Knodel talked about the senior assistance and emergency service.

Mr. Dyer said the community is concerned with the senior housing and the City needs to make sure we have the EMS staff to support them. He supports the cluster homes that might draw in the young professionals.

Mr. Speight said he is concerned about the ingress and egress without using Molly Drive. Mr. Wiethe explained options.

Amanda Baum, 3325 Molly Drive - She explained the reason why Molly Drive objects to this development coming through their street.

Mr. Young closed the public hearing at 7:42 p.m.

VII. Reading of Correspondence

[TMP-1623](#) Email from Jane Weaver RE: Records Requests

Attachments: [7-11-17 Jane Weaver.docx](#)

[TMP-1625](#) Email from Sandra Summers RE: Tree Issue

Attachments: [7-11-17 Sandra Summers.docx](#)

[TMP-1627](#) Email from Tammy Daly RE: Nexus Pipeline

Attachments: [7-16-17 Tammy Daly.docx](#)
[7-16-17 Tammy Daly attachment.pdf](#)

[TMP-1630](#) June 14, 2017 Civil Service Commission Meeting Minutes

Attachments: [June 14 2017 CSC Minutes.pdf](#)

[TMP-1633](#) Email from Scott Kolesar RE: Connectivity Plan

Attachments: [7-24-17 Scott Kolesar.docx](#)

[TMP-1637](#) Email from Josh Maximovich RE: Connecting the City

Attachments: [7-28-17 Josh Maximovich.docx](#)

[TMP-1638](#) Email from Kozy Corsaut RE: Council Salary and Coffee Fund.

Attachments: [7-31-17 Kozy Corsaut.docx](#)

[TMP-1660](#) August 9, 2017 Parks and Recreation Board Agenda

Attachments: [PRB August 2017 Agenda.pdf](#)

All Correspondence read in and filed.

VIII. New Legislation - Items on First Reading

[2017-R41](#) **A RESOLUTION AMENDING VARIOUS GREEN CITY COUNCIL RULES OF PROCEDURE, AND DECLARING AN EMERGENCY.**
Referred to Council as a Whole

Sponsors: City Council

Attachments: [2017-R41 re Council Rules](#)
[2017-R41 re Exhibit A Council Rules](#)
[Reasons for rule changes.xlsx](#)

[2017-R42](#) **A RESOLUTION CONFIRMING THE FINAL PLAT OF DIAMOND SHORES ALLOTMENT #5, AND DECLARING AN EMERGENCY.**
Referred to the Planning and Economic Development Committee

Sponsors: Gerard Neugebauer

Attachments: [2017-R42 re Final Plat Diamond Shores Allotment #5](#)
[17-35 Diamond Shores #5 PZC Staff Report.pdf](#)
[Diamond Shores Allot #5 Plat.pdf](#)
[Diamond Shores Allotment 5 aerial.pdf](#)

[2017-R43](#) **A RESOLUTION SUPPORTING SUMMIT COUNTY'S DECLARATION OF THE MONTH OF AUGUST 2017 AS KIDS MONTH IN THE COUNTY OF SUMMIT, ENCOURAGING THE CITIZENS OF SUMMIT COUNTY TO JOIN IN THIS ACKNOWLEDGEMENT, AND DECLARING AN EMERGENCY.** Referred to the Intergovernmental and Utilities Committee

Sponsors: City Council

Attachments: [2017-R43 Kids Month.pdf](#)
[2017-R43 re August kids month 2017 summit county](#)

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

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

[2017-R43](#) **A RESOLUTION SUPPORTING SUMMIT COUNTY'S DECLARATION OF THE MONTH OF AUGUST 2017 AS KIDS MONTH IN THE COUNTY OF SUMMIT, ENCOURAGING THE CITIZENS OF SUMMIT COUNTY TO JOIN IN THIS ACKNOWLEDGEMENT, AND DECLARING AN EMERGENCY.** Referred to the Intergovernmental and Utilities Committee

Sponsors: City Council

Attachments: [2017-R43 Kids Month.pdf](#)
[2017-R43 re August kids month 2017 summit county](#)

A motion was made by Councilman Ahlstrom, seconded by Councilman Speight, to bypass Committee deliberations. The motion carried by the following vote:

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

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

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

[2017-R44](#) **A RESOLUTION AUTHORIZING BRAUN & STEIDL ARCHITECTS TO DESIGN THE RECONSTRUCTION OF THE LICHTENWALTER SCHOOLHOUSE, MAKING APPROPRIATIONS, AND DECLARING AN EMERGENCY.** Referred to the Finance Committee

Sponsors: Gerard Neugebauer

Attachments: [2017-R44 Lichtenwalter schoolhouse.pdf](#)
[2017-R44 re Reconstruct Schoolhouse Braun Steidl](#)
[2017-R44 Lichtenwalter Architectural Scope of Services.pdf](#)
[Braun Steidl Architects Cost Proposal](#)

Mr. Summerville explained the need for the Resolution and reason for 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: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

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: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

2017-R44 **A RESOLUTION AUTHORIZING BRAUN & STEIDL ARCHITECTS TO DESIGN THE RECONSTRUCTION OF THE LICHTENWALTER SCHOOLHOUSE, MAKING APPROPRIATIONS, AND DECLARING AN EMERGENCY. Referred to the Finance Committee**

Sponsors: Gerard Neugebauer

Attachments: [2017-R44 Lichtenwalter schoolhouse.pdf](#)
[2017-R44 re Reconstruct Schoolhouse Braun Steidl](#)
[2017-R44 Lichtenwalter Architectural Scope of Services.pdf](#)
[Braun Steidl Architects Cost Proposal](#)

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

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

2017-R45 **A RESOLUTION AUTHORIZING THE FUNDS TO ENABLE THE MAYOR TO GRANT SALARY ADJUSTMENTS TO CITY OF GREEN NON-BARGAINING EMPLOYEES, AND DECLARING AN EMERGENCY. Referred to the Finance Committee**

Sponsors: Gerard Neugebauer

Attachments: [2017-R45 re mayor to grant salary adjustments non union](#)

2017-R46 **A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE VILLAGE OF LAKEMORE FOR FIRE DISPATCH SERVICES, AND DECLARING AN EMERGENCY. Referred to the Public Safety Committee**

Sponsors: Gerard Neugebauer

Attachments: [2017-R46 Lakemore Fire Dispatch.pdf](#)
[2017-R46 re Exhibit A Lakemore Dispatch Agreement](#)
[2017-R46 re Lakemore Dispatch Service Agreement](#)

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

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

A motion was made by Councilman Summerville, seconded by Councilman Speight, to bypass Committee deliberations. The motion carried by the following vote:

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

2017-R46 **A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE VILLAGE OF LAKEMORE FOR FIRE DISPATCH SERVICES, AND DECLARING AN EMERGENCY.** Referred to the Public Safety Committee

Sponsors: Gerard Neugebauer

Attachments: [2017-R46 Lakemore Fire Dispatch.pdf](#)
[2017-R46 re Exhibit A Lakemore Dispatch Agreement](#)
[2017-R46 re Lakemore Dispatch Service Agreement](#)

A motion was made by Councilman Summerville, seconded by Councilman Speight, to adopt the Resolution. The motion carried by the following vote:

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

2017-R47 **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ACCEPT A GRANT FROM THE COUNTY OF SUMMIT FOR SUPPORT AGAINST THE NEXUS PIPELINE, MAKING AN APPROPRIATION, AND DECLARING AN EMERGENCY.** Referred to the Finance Committee

Sponsors: Gerard Neugebauer

Attachments: [2017-R47 Grant Summit Nexus Pipeline.pdf](#)
[2017-R47 re City accept grant reroute NEXUS](#)

Mr. Humphrey explained this legislation

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

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

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: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

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

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

2017-R48 **A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 AND CHANGE ORDER NO. 2 TO THE CITY'S CONTRACT WITH Chagrin Valley Paving, Inc. for the Fire Station #1 & #2 Parking lot sealing Project (#16-L-20), making an appropriation, AND DECLARING AN EMERGENCY.** Referred to the Finance Committee

Sponsors: Gerard Neugebauer

Attachments: [2017-R48 ChangeOrder - Fire Parking lots.pdf](#)
[2017-R48 re Fire Sta #1 #2 Parking Lot Sealing Chagrin Valley](#)
[Paving Change Orders 1 and 2](#)
[Change Order # 1](#)
[Change Order #2](#)

Mr. Humphrey explained this is to cover a cost overrun and the reason it happened.

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

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

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: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

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

Aye: 7 - Ahlstrom, Dyer, Humphrey, Knodel, Speight, Summerville and Young

2017-R49

A RESOLUTION AMENDING RESOLUTION 2017-R24 PASSED BY COUNCIL ON OR ABOUT APRIL 11, 2017 TO RECLASSIFY THE DONATION AS A PAYMENT TO THE 501(C)(3) NON-PROFIT ORGANIZATION, COALITION TO REROUTE NEXUS, IN THE AMOUNT OF TEN THOUSAND DOLLARS (\$10,000.00), TO ASSIST WITH LEGAL SERVICES, AND DECLARING AN EMERGENCY. Referred to the Finance Committee

Sponsors: Justin Speight

Attachments: [2017-R49 re AMEND Coalition to reroute Nexus \(CORN\) grant money](#)

2017-17

AN ORDINANCE AMENDING SECTION 660.07, "STORAGE OF JUNK VEHICLES" OF THE CODIFIED ORDINANCES OF THE CITY OF GREEN, AND DECLARING AN EMERGENCY. Introduced 8/8/17 Public Hearing set for August 22, 2017 at or about 7:05 p.m.

Sponsors: Gerard Neugebauer

Attachments: [2017-17 re Storage of Junk Vehicles changes section 660.07](#)
[Exhibit A 2017-17 re Storage of Junk Vehicles](#)

2017-18

AN ORDINANCE AMENDING SECTION 660.14, "OFFENSIVE WEEDS AND GRASS" OF THE CODIFIED ORDINANCES OF THE CITY OF GREEN, AND DECLARING AN EMERGENCY. Introduced 8/8/17 Public Hearing set for August 22, 2017 at or about 7:05 p.m.

Sponsors: Gerard Neugebauer

Attachments: [2017-18 re Offensive Weeds and Grass changes section 660.14](#)
[Exhibit A 2017-18 Offensive weeds and grass](#)

2017-19 **AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY DEVELOPED BY GREAT-GREEN, LLC AND OWNED BY CAM GREEN, LLC TO BE A PUBLIC PURPOSE, EXEMPTING A PERCENTAGE 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: [2017-19 re TIF GREAT- Green, LLC](#)
[2017-19 re Exhibit A B C D GREAT- Green LLC CAM Green TIF](#)

IX. Report of Council Committees

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

SECOND READING ITEMS

2017-R40 **A RESOLUTION AUTHORIZING THE CITY OF GREEN TO ACCEPT A FISCAL YEAR 2016 ASSISTANCE TO FIREFIGHTERS GRANT FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY AND AUTHORIZING THE MATCHING FUNDS FROM THE CITY TO PURCHASE REPLACEMENT SELF CONTAINED BREATHING APPARATUS (“SCBA”), MAKING AN APPROPRIATION, AND DECLARING AN EMERGENCY.** Introduced 7/11/17

Sponsors: Gerard Neugebauer

Attachments: [2017-R40 re Accept Assistance to FF Grant for SCBA](#)

Mr. Humphrey explained the Resolution. He advised the Fire Chief said it was okay to go on to third reading. Time Requested and Granted.

TMP-1621 Income Tax Collections for Second Quarter 2017

Attachments: [CNC2nd17 signed.pdf](#)
[Tax withholding charts.pdf](#)

Mr. Humphrey briefly reiterated Mr. Schmidt's report from the Committee meeting.

[TMP-1632](#) Audit Report

Attachments: [NOTIFICATION OF FILING OF AUDIT REPORT.docx](#)

Mr. Humphrey advised the City received a good Audit Report which was an unqualified report. The award of distinction will be presented at the next meeting to the City and the Finance Staff.

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

No Meeting

C. Public Safety (Summerville*, Speight*, Humphrey)**[TMP-1631](#)** Summit County Sheriff's June Reports

Attachments: [June Reports.pdf](#)

Det. Brown was not available for the Sheriff's Report.

LICENSE ITEMS**[TMP-1628](#)** Division of Liquor Control Renewals

Attachments: [7-24-17 Division of Liquor Control - Renewals.pdf](#)

A motion was made by Councilman Summerville, seconded by Councilman Dyer, to not request a hearing the License. The motion carried by the following vote:

Aye: 5 - Dyer, Humphrey, Knodel, Summerville and Young

Abstain: 2 - Ahlstrom and Speight

[TMP-1629](#) Liquor License Transfer from KOGS Drive Thru Inc to 2255 Greensburg LLC & Drive Thru Exclds BSMT at 2255 Greensburg Road 1st and 2nd floor

Attachments: [2255 Greensburg LLC Transfer.pdf](#)

A motion was made by Councilman Summerville, seconded by Councilman Dyer, to not request a hearing the License. The motion carried by the following vote:

Aye: 5 - Dyer, Humphrey, Knodel, Summerville and Young

Abstain: 2 - Ahlstrom and Speight

D. Planning, Community & Economic Development (Young*, Knodel**, Ahlstrom)

THIRD READING ITEMS

2017-14 **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY CONTAINING APPROXIMATELY 50.9 ACRES OF LAND LOCATED AT 1296 E. TURKEYFOOT LAKE ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PD (PLANNED DEVELOPMENT) AND ACCEPTING THE CONCEPTUAL SITE PLAN OF THE PROPOSED BAYSIDE INVESTMENTS PLANNED DEVELOPMENT. --- Introduced 6/27/17 - Public Hearing Scheduled for August 8, 2017 @ or about 7:05 p.m.**

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[Bayside Contiguous Property Owners.pdf](#)
[Bayside Additional Supporting Docs.pdf](#)
[Bayside Invest PZC Notification of Recommendation to City Council.pdf](#)

Mr. Young advised per council rules Council cannot act at this meeting.

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

Mr. Dyer thanked Council for the suggestions for rules changes.

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

No Meeting.

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

Mr. Ahlstrom advised they discussed 2017-R43 and it was past on first reading.

X. Mayor's Report

Mayor Neugebauer gave his Mayor's report.

XI. Unfinished Business - No Unfinished Business

XII. New Business - No New Business

XIII. Adjournment

Mr. Humphrey moved to adjourn the meeting at 8:16 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.