



# City of Hudson, Ohio

## Meeting Minutes - Draft City Council Workshop

*Jeffrey L. Anzevino, Mayor*  
*Christopher W. Foster, President of Council (Ward 2)*  
*Christopher A. Banweg, Council Member (At-Large)*  
*Karen E. Heater, Council Member (At-Large)*  
*Nicole V. Kowalski, Council Member (At-Large)*  
*Scott Ruffer, Council Member (Ward 4)*  
*Katherine R. Schlademan, Council Member (Ward 1)*  
*Skylar J. Sutton, Council Member (Ward 3)*

*Thomas J. Sheridan, City Manager*  
*John Kolesar, City Solicitor*  
*Aparna Wheeler, Clerk of Council*  
*Elizabeth Slagle, Acting Clerk of Council*

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Tuesday, September 26, 2023

7:30 PM

Town Hall  
27 East Main Street

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### 1. Call to Order

**Mayor Anzevino called to order the workshop of Hudson City Council at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22, and he handed the workshop over to President of Council Foster, in accordance with Council Rules.**

**Present:** 5 - Mr. Foster, Mrs. Heater, Mrs. Kowalski, Mr. Ruffer and Mr. Sutton

**Absent:** 2 - Mr. Banweg and Ms. Schlademan

*Others & Staff in Attendance: Mr. Sheridan, City Manager; Mr. Comeriato, Assistant City Manager - Operations; Mr. Griffith, Management/Budget Director; Mr. Hannan, Community Development Director; Mr. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; Mr. Tabak, Police Chief; Mr. Varnes, Fire/EMS Chief; and Mr. Wash, Assistant Public Works Director.*

### 2. Correspondence and Council Comments

*Mr. Sutton provided an update on the Fiber to the Residents Subcommittee meeting that was held prior to this meeting.*

*Mr. Ruffer stated that Mrs. Heater and he will hold a Meet and Greet at the Hudson Library on October 4, 2023 from 6:30 p.m. to 8:00 p.m. and invited interested citizens to attend.*

*Mayor Anzevino provided an update on a meeting that City staff and he attended with the pack master of Boy Scout Troop 321, as well as an update on the MAPS meeting that Mr. Sheridan and he attended earlier today. He further reminded citizens that October 10, 2023 is the deadline to register to vote in the upcoming November election.*

### 3. Discussion Items

A. [23-0095](#) **Hudson Community Television Advisory Committee Goals and Objectives**

**Brief Description:** At the request of City Council, the HCTV Advisory Committee has prepared an update on their ongoing goals and objectives of the committee.

*Mr. Zaklanovich, Chair and Mr. Miller, Vice Chair, of the HCTV Advisory Committee provided an update on the goals and objectives of the committee. The goals included improving social media awareness, utilizing the technology subcommittee to research equipment needs and upgrades to station equipment, and expansion of committee involvement with the annual community media event.*

**This matter was discussed.**

B. [23-0096](#) **Proposed Land Development Code Text amendment relative to the regulation of Vape Shops, Pawn Shops, and Tattoo Parlors.**

**Brief Description:** Proposed Land Development Code Text amendment relative to the regulation of Vape Shops, Pawn Shops, and Tattoo Parlors.

**Attachments:** [City Council Memo - LDC Update Vape, Pawn, and Tattoo Shops](#)

*Mr. Hannan provided information on the proposed amendments to the regulation of Vape Shops, Pawn Shops, and Tattoo Parlors. Council discussion followed that included making this a conditional use with a public comment period, and the impact on retail contracts and their uses.*

**This matter was discussed.**

C. **Farmer's Rail Dumpster Enclosure (reference item 4B)**

*Mr. Hannan provided the history of the shared dumpster enclosures, as well as possible solutions that were discussed with Farmer's Rail and concerns that Farmer's Rail expressed. Council discussion followed that included issues with dumpsters being close to pedestrian walks. Mr. Hannan stated that he will express Council's concerns to Farmer's Rail and work with them to place the dumpster as close to their pedestrian door as possible. There was Council consensus to remove this item from further consideration.*

**This matter was discussed.**

D. [23-0097](#) **Preliminary 2024 - 2028 Five-Year Plan Review**

**Brief Description:** Staff will present 2024-2028 Five Year Plan Capital for General Fund, Roads, Service, Cemetery, Parks, HCTV, Fire, & EMS.

**Attachments:** [2024 Five Year Capital Summary](#)

[2024 Vehicle Replacements Fleet](#)

[2024 - 2028 Five Year Plan - Original Draft 9-26-23](#)

[Council Memo - Five Year Plan Highlights](#)

[Schedule for 2024-2028 Five Yr Plan & Budget - 2-9-2023](#)

*Mr. Knoblauch and Mr. Griffith presented the 2024-2028 Five-Year Plan. Discussion included capital expenditures in the General Fund, Roads, Service, Cemetery, Parks, HCTV, Fire and EMS.*

**This matter was discussed.**

**4. Proposed Consent Agenda for October 3, 2023, Council Meeting**

- A. [TMP-6786](#) **A RESOLUTION RETROACTIVELY AUTHORIZING AND RATIFYING THE CITY MANAGER’S DESIGNEE TO SUBMIT AN APPLICATION TO THE STATE OFFICE OF BUDGET MANAGEMENT FOR THE OHIO AMBULANCE TRANSPORTATION GRANT PROGRAM ON BEHALF OF HUDSON EMERGENCY MEDICAL SERVICES.**

***Brief Description:*** The State Office of Budget Management awards the Ohio Ambulance Transportation grant funding for the purpose of providing premium pay, supporting workforce relief, or reimbursing COVID-19 related expenses as outlined in the program guidance. The City may receive up to \$20,000 in grant funding to support part-time Emergency Medical Services (EMS) personnel in the form of a one-time retention bonus who were not previously eligible for a retention incentive. No grant match required.

***Attachments:*** [Draft Resolution](#)

**This Resolution was forwarded for further consideration at the October 3, 2023, Council meeting.**

- B. [TMP-6749](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LICENSE AGREEMENT FOR A DUMPSTER ENCLOSURE TO BE PLACED ON CITY LAND BEHIND THE MAIN STREET STORES IN THE DOWNTOWN AREA.**

***Brief Description:*** This resolution would authorize the City Manager to enter into a license agreement with Farmer’s Rail of 98 North Main Street to permit a private dumpster enclosure to encroach into the city owned parcel associated with the parking terrace.

***Attachments:*** [City Council Memo - Farmers Rail 9.20.23](#)

[Farmer's Rail License Agreement](#)

[Farmer's Rail Exhibit](#)

[Draft Resolution](#)

**This matter was removed from consideration by Council.**

- C. [TMP-6569](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH EUTHENICS INC. FOR THE DESIGN OF THE SR 303 SAFETY IMPROVEMENTS PROJECT (PID 117269).**

***Brief Description:*** The purpose of this request for proposal (RFP) was to solicit proposals from ODOT, pre-qualified professional design, engineering and surveying consultants (Consultant) for the analysis, engineering, and design of the SR 303 Safety Improvement Project (PID 117269) and other miscellaneous design items as described in the formal Request for Proposals (RFP).

**Attachments:** [SR 303 Safety Improvements Exhibit](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the October 3, 2023, Council meeting.**

- D. [TMP-6878](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LOCAL PUBLIC AGENCY (“LPA”) FEDERAL LOCAL-LET PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE SR 303 SAFETY IMPROVEMENTS PROJECT (SUM-SR 303, 12.63, PID#117269).**

**Brief Description:** This project is for the modification of lane configurations to improve pedestrian & bicycle safety along SR 303 from Boston Mills Road to SR 91.

**Attachments:** [SR 303 Safety Improvements Exhibit](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the October 3, 2023, Council meeting.**

- E. **TMP-6879** **A RESOLUTION AMENDING RESOLUTION NO. 22-169 TO INCREASE THE PROJECT COST TO BID AND AWARD THE OWEN BROWN STREET SIDEWALK PROJECT TO THE AMOUNT OF \$713,647.69.**

**Brief Description:** The project will include the installation of a new 5’ sidewalk along Owen Brown Street from Lennox Road to Morse Road. Project bids were received and were in excess of 10% of the Engineer’s Estimate. Staff is requesting an additional \$338,648.00 for a total project cost of \$713,647.69.

**Attachments:** Draft Resolution

*Mr. Foster asked if this project could be put back out to bidder sooner than the end of 2023. Mr. Sheridan stated that an emergency clause can be added to allow for bidding sooner. There was Council consensus to add an emergency clause to this Resolution.*

**This Resolution was forwarded for further consideration at the October 3, 2023, Council meeting.**

- F. [TMP-6868](#) **A RESOLUTION AUTHORIZING THE CITY MANGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF POLICE RADIOS FROM MOTOROLA SOLUTIONS UNDER A STATE TERM SCHEDULE CONTRACT.**

**Brief Description:** This project involves the replacement of the current police handheld radios currently in the 2024 Budget.

Attachments: [Police Radio Memo 2023](#)  
[HPD 9623 MR QUOTE-2285379-1 Current Pricing](#)  
[HPD 81423 MR no discount QUOTE-2279193-1 Anticipated 2024 Pricing](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the October 3, 2023, Council meeting.**

- G. [TMP-6880](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPOINT AN ADA COORDINATOR AND ADOPT AN ADA POLICY.**  
***Brief Description:*** Title II of the Americans with Disabilities Act requires that Public Entities ensure that persons with disabilities have access to programs, activities and services offered by the public entity. Included in the mandatory requirements are the designation of an ADA Coordinator and adoption and public notice of a policy, including a grievance procedure.  
Attachments: [ADA memorandum](#)  
[Draft ADAPolicy](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the October 3, 2023, Council meeting.**

- H. [TMP-6884](#) **AN ORDINANCE CREATING A PUBLIC WORKS FACILITY FUND (455).**  
***Brief Description:*** The City purchased 5431 Hudson Drive and intends to build a new Public Works Facility on the site, which will house various divisions of the Public Works Department. In order to easily and accurately account for the construction and future bond proceeds and their use, the City is establishing a separate fund.  
Attachments: [Draft Ordinance](#)

**This Ordinance was forwarded for further consideration at the October 3, 2023, Council meeting.**

- I. [TMP-6885](#) **A RESOLUTION AMENDING RESOLUTION NO. 23-82 AUTHORIZING THE TOTAL COST FOR PROPERTY LOCATED AT 5431 HUDSON DRIVE, HUDSON, OHIO 44236 (PARCEL NOS. 30-01315 AND 30-01316) IN THE CITY OF HUDSON, TO BE INCREASED FROM \$1,900,000 TO \$1,903,688.85.**  
***Brief Description:*** Authorizing the increase in the total purchase price for the purchase of property for the site of the new Public Works Department Building, which will house the various divisions of the Public Works Department, to be increased from \$1,900,000.00 to \$1,903,688.85 to account closing charges.  
Attachments: [Draft Resolution](#)

This Resolution was forwarded for further consideration at the October 3, 2023, Council meeting.

**5. Proposed Legislation for October 3, 2023, Council Meeting**

- A. [23-102](#) **AN ORDINANCE AMENDING TITLE FOUR - UTILITIES, CHAPTER 1040 - WATER, SECTION 1040.06 OF THE CODIFIED ORDINANCES ENTITLED “WATER WELLS PROHIBITED WHERE MUNICIPAL WATER SERVICE AVAILABLE; EXCEPTIONS”**

***Brief Description:*** This amendment will clarify that where City of Hudson water is or becomes available property owner will be required to use City water exclusively for potable water supply, unless a well is already in use. Exceptions for other (non-potable uses) will be permitted with conditions.

***Attachments:*** [1040.06.markup - Exhibit "A"](#)  
[1040.06.original](#)  
[1040.06.proposed](#)  
[Ordinance No. 23-102](#)

*Mr. Sutton asked staff if further clarification was received in regards to what is considered maintenance and what is considered a new well. Mr. Sheridan stated that Mr. Kolesar is putting information together to present to Council at the October 3, 2023, Council meeting.*

**Ordinance No. 23-102 was forwarded for further consideration at the October 3, 2023, Council meeting.**

- B. [23-111](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE CITY OF CLEVELAND FOR AN EXTENSION OF A WATER LINE ALONG CHITTENDEN ROAD IN THE VILLAGE OF BOSTON HEIGHTS.**

***Brief Description:*** The City of Hudson and the City of Cleveland wish to enter into an agreement in order for the City of Hudson to supply a specified portion of Chittenden Road with Hudson water as shown on the attached map. 6231 Chittenden Road will become the City of Hudson’s customer and the City of Hudson will read, bill, and maintain the waterline along this specified portion of Chittenden Road.

***Attachments:*** [Exhibit A - Chittenden Waterline Map](#)  
[Boston Heights Approval](#)  
[Cleveland Water Approval](#)  
[Resolution No. 23-111](#)

**Resolution No. 23-111 was forwarded for further consideration at the October 3, 2023, Council meeting.**

- C. [23-112](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$740,000 OF TAXABLE ECONOMIC DEVELOPMENT NONTAX REVENUE BOND ANTICIPATION NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING**

**COSTS OF ACQUIRING APPROXIMATELY 4.0 ACRES OF REAL PROPERTY LOCATED NEAR THE SOUTHWEST CORNER OF OWEN BROWN STREET AND MORSE ROAD.**

**Brief Description:** This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the rollover of note proceeds used to pay for the former Windstream property at 100 Owen Brown Street, purchased as part of the Downtown Phase II Project.

**Attachments:** [Ordinance No. 23-112](#)

Ordinance No. 23-112 was forwarded for further consideration at the October 3, 2023, Council meeting.

- D. [23-113](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$925,000 OF TAXABLE ECONOMIC DEVELOPMENT NONTAX REVENUE BOND ANTICIPATION NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING APPROXIMATELY 1.0 ACRE OF REAL PROPERTY LOCATED AT 94 OWEN BROWN STREET.**

**Brief Description:** This ordinance allows for the financing of the former Windstream property at 94 Owen Brown Street, purchased as part of the Downtown Phase II Project.

**Attachments:** [Ordinance No. 23-113](#)

Ordinance No. 23-113 was forwarded for further consideration at the October 3, 2023, Council meeting.

- E. [23-114](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,400,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF CONSTRUCTING, FURNISHING AND EQUIPPING A NEW CLUBHOUSE AT THE CITY'S ELLSWORTH MEADOWS GOLF CLUB AND CLEARING, IMPROVING AND EQUIPPING ITS SITE.**

**Brief Description:** This ordinance allows for the financing a portion of the new clubhouse at Ellsworth Meadows Golf Club. The total cost is estimated at \$2 million. The balance of the project cost will be paid from the golf course fund balance.

**Attachments:** [Fiscal Officer's Certificate](#)

[Ordinance No. 23-114](#)

Ordinance No. 23-114 was forwarded for further consideration at the October 3, 2023, Council meeting.

- F. [23-115](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$7,500,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING CITY-OWNED PROPERTY LOCATED AT 5810 HUDSON DRIVE BY CONSTRUCTING, FURNISHING, EQUIPPING AND OTHERWISE**

**IMPROVING (i) A NEW SALT STORAGE FACILITY AND (ii) A NEW BUS MAINTENANCE AND STORAGE FACILITY AND CLEARING, IMPROVING AND EQUIPPING THE SITE.**

**Brief Description:** This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the sale of notes to finance the cost of the new bus garage and salt storage facility.

**Attachments:** [Fiscal Officer's Certificate](#)  
[Ordinance No. 23-115](#)

**Ordinance No. 23-115 was forwarded for further consideration at the October 3, 2023, Council meeting.**

- G. [23-116](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,900,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING REAL PROPERTY IDENTIFIED BY THE SUMMIT COUNTY FISCAL OFFICER AS PERMANENT PARCEL NOS. 30-01315 AND 30-01316 AND CONSISTING OF APPROXIMATELY 31 ACRES KNOWN AS 5431 HUDSON DRIVE IN THE CITY FOR THE PURPOSE OF PROVIDING A FACILITY HOUSING FUNCTIONS OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.**

**Brief Description:** This ordinance allows for the financing of the purchase of the Hudson Drive property that will be used for the new Public Works facility.

**Attachments:** [Fiscal Officer's Certificate](#)  
[Ordinance No. 23-116](#)

**Ordinance No. 23-116 was forwarded for further consideration at the October 3, 2023, Council meeting.**

- H. [23-117](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,750,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY'S RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL ALONG BOSTON MILLS ROAD BETWEEN TIMBERLINE TRAIL AND LAKE FOREST DRIVE.**

**Brief Description:** This ordinance allows for the financing of the trail along Boston Mills Road from Timberline Trail (Reserve at River Oaks) to Lake Forest Drive as part of the connectivity plan.

**Attachments:** [Fiscal Officer's Certificate](#)  
[Ordinance No. 23-117](#)

**Ordinance No. 23-117 was forwarded for further consideration at the October 3, 2023, Council meeting.**

- I. [23-118](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,000,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF**



**BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY'S RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL ALONG VALLEY VIEW ROAD BETWEEN STATE ROUTE 91 AND HUNTING HOLLOW DRIVE AND CONTINUING ON HUNTING HOLLOW DRIVE TO PROSPECT ROAD.**

**Brief Description:** This ordinance allows for the financing of the trail along Valley View Road between SR 91 and Hunting Hollow Drive and on Hunting Hollow Drive to Prospect Road as part of the connectivity plan.

**Attachments:** [Fiscal Officer's Certificate](#)  
[Ordinance No. 23-118](#)

**Ordinance No. 23-118 was forwarded for further consideration at the October 3, 2023, Council meeting.**

- J. [TMP-6815](#) AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH ARLINGTON VALLEY FARMS, LLC, OR ITS ASSIGNEE, FOR THE LLC'S LEASE-PURCHASE OF THE REAL PROPERTY LOCATED AT 5369 HUDSON DRIVE, HUDSON, OHIO.**

**Brief Description:** A Second Amendment to the Land Installment Contract has been requested by the Buyer to change the Closing Date from February 1, 2024 to July 1, 2024 to align with the anticipated closing of a USDA loan financing the purchase. Additionally, monthly installment payments of ten thousand and 00/100 dollars (\$10,000.00) would be continued from February 1, 2024 to June 30, 2024.

**Attachments:** [Land Installment Contract - 5369 Hudson Drive - Execution Version \(FINAL\)](#)  
[Arlington Valley Farms First Amendment to Land Installment Contract executed 01.2020](#)  
[City of Hudson Building Purchase Extension Request Sept 2023](#)  
[Second Amendment to Land Installment Contract \(Arlington Valley Farms\) amend 09152023](#)  
[Draft Resolution](#)

*Mr. Sutton asked when the information requested during Executive Session will be available. Mr. Sheridan stated that the requested information is being compiled.*

**This Ordinance was forwarded for further consideration at the October 3, 2023, Council meeting.**

**6. Items to be Added to Future Agendas**

*Mr. Foster noted that a Proclamation for Colonial Heritage Month will appear on the October 3, 2023, Council meeting agenda.*

*Mr. Sheridan stated that staff will provide an update to Council on the Norfolk Southern purchase at the October 10, 2023, Council workshop.*

**7. Adjournment**

**There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 8:47 p.m.**

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**Christopher W. Foster, President of Council**

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**Thomas J. Sheridan, City Manager, Clerk of Council Pro Tempore**

*Workshop Minutes prepared by Melissa Raber, Business Operations Manager - Professional Services .*

*Upon approval by City Council, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 220.031 (a), Rules for Workshop Meetings.*