



# City of Hudson, Ohio

## Meeting Minutes - Final City Council Workshop

*Jeffrey L. Anzevino, Mayor*  
*Michael W. Bird, President of Council (Ward 4)*  
*Kyle Brezovec, Council Member (At-Large)*  
*Samantha D'Eramo, Council Member (At-Large)*  
*Patricia L. Goetz, Council Member (Ward 1)*  
*Skylar J. Sutton, Council Member (Ward 3)*  
*Amanda Weinstein, Council Member (At-Large)*  
*Dan White, Council Member (Ward 2)*

*Thomas J. Sheridan, City Manager*  
*Marshal Pitchford, City Solicitor & Special Counsel*  
*Aparna Wheeler, Clerk of Council*

---

Tuesday, May 12, 2026

7:30 PM

Town Hall  
27 East Main Street

---

### 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 Bird, in accordance with Council Rules.

Present: 7 - Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Dr. Goetz, Mr. Sutton, Dr. Weinstein and Mr. White

*Others & Staff in Attendance: Mr. Sheridan, City Manager; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; and Mr. Ferda, HCTV Production Assistant.*

### 2. Correspondence and Council Comments

### 3. Discussion Items

- A. [26-82](#) **A RESOLUTION AUTHORIZING THE INSTALLATION OF A HUDSON SIGN PUBLIC ART SCULPTURE AT VETERANS WAY PARK, DONATED BY LEADERSHIP HUDSON CLASS OF 2024.**  
***Brief Description:*** Resolution to authorize the installation of a dimensional letter Hudson Sign sculpture at Veterans Way Park. The sign would be a donation from the Leadership Hudson Class of 2024.

***Attachments:*** [LH Letter of Intent 4.28.26](#)  
[Resolution No. 26-82](#)

*Nick Sugar and Marietta Marquart, members of the 2024 Leadership Hudson, provided information on Hudson Sign Public Art Sculpture that included material, timeline and location.*

**This matter was discussed.**

**B.        [26-78](#)            AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS**

**Brief Description:** Following a discussion with City Council an ordinance to incorporate amendments to the short term rental policy and allowances currently regulated within Chapter 876 of the codified Ordinances.

**Attachments:**    [City Council memo short term rentals 5.5.26](#)  
[City Council memo short term rentals 4.3.26](#)  
[Exhibit A: Draft 876 redline amendment 4.3.26](#)  
[City Council memo short term rentals 2.25.26](#)  
[Chapter 876](#)  
[Short-Term Rental Locations - 2026 Map](#)  
[STR Comparison Chart of Peer Communities](#)  
[Ordinance No. 26-78](#)

*Mr. Hannan reviewed follow-up items that included a 3% bed tax, increase in permit fee, and adding a footage requirement between allowed short-term rentals. Council discussed several related issues, including requiring a professional inspection paid by the homeowner, expanding the distance requirement between short-term rentals, shortening the permit approval timeline, ways to determine how many rentals operate within a given area, and potentially sun-setting existing short-term rental permits. Mr. Sheridan explained that staff will evaluate the effects of implementing a 1,000 foot separation requirement between approved short-term rentals, along with exploring a multiplier approach as suggested, and will report back to Council with their findings.*

**This matter was discussed.**

**C.        [25-146](#)            AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HUDSON AND CHAPTER 1205, CHAPTER 1206, AND CHAPTER 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH ZONING DISTRICT 11.**

**Brief Description:** Proposed amendment to the Land Development Code to establish Zoning District 11 along the South Darrow Road Corridor.

**Attachments:** [Exhibit A: District 11 Regulations Draft \(Revised for 5-19-26\)](#)  
[Council memo for 5.19.26 Meeting](#)  
[District 11 Discussion of Traffic Analysis 5.7.26](#)  
[PC Memo to Council - District 11 Recommendation 4-24-26](#)  
[Council memo for 4.28.26 Meeting](#)  
[Transcribed Comments 4.22.26 to 4.30.26](#)  
[Transcribed comments 4.9.26 to 4.21.26](#)  
[City Council Memo - Public Feedback Summary 4.10.26](#)  
[Transcribed Comments 4-10-26](#)  
[District 11 Text and Map Regulations as Amended 2.25.26](#)  
[South Darrow Subcommittee District 8 to Proposed District 11 Matrix](#)  
[City Council Memo March 3 Meeting](#)  
[Hudson Zoning Map - Proposed District 11 amendment](#)  
[Staff Memo for February 17, 2026 Meeting \(with draft amendment\)](#)  
[PC Recommendation - District 11 2.9.26 Meeting](#)  
[District 11 Uses Cheat Sheet](#)  
[Council memo 1.27.26 Workshop](#)  
[PC Decision 26-1284 - LDC amendment Draft Regulations - D11 Extension Request](#)  
[South Darrow Road Zoning Timeline Jan 2026](#)  
[Exhibit A: District 11 Regulations Draft 9.2.25](#)  
[Zoning District 11 Boundary Map](#)  
[Hudson Zoning Map - Proposed 9.16.25](#)  
[South Darrow Subcommittee District 8 to Proposed District 11 Matrix 7.21.2025](#)  
[City Council Memo - Subcommittee Research Summary](#)  
[South Darrow Road Zoning Timeline 08.29.2025](#)  
[Ordinance No. 25-146](#)  
[Ordinance No. 25-146 \(Revised for 5-19-26\)](#)

*Mr. Griffith and Mr. Hannan reviewed the Trip Generation Study that was performed. Council discussion followed that included removal of residential, requirements for the out parcels and uses, removal of grocery stores, limit retail to 10,000 s.f., and consideration of sending amendments back to Planning Commission.*

**This matter was discussed.**

#### **4. Proposed Consent Agenda for May 19, 2026, Council Meeting**

**A. [26-0039](#) A Motion to Acknowledge the Timely Receipt of the April 2026 Monthly Financial Report**

**Brief Description:** Financial summaries are provided each month for Council's review.

**Attachments:** [April 2026 Financial Report](#)



to amend the current golf cart lease to restructure the term of carts and alleviate this issue.

**Attachments:** [Ellsworth Meadows \(City of Hudson\) E-Z-GO Proposal 05 02 2026](#)  
[CONTRACT - City of Hudson Golf Cart Lease 1154322-1](#)  
[Resolution No. 26-81](#)

*Mr. Sheridan provided an explanation on the reason for this contract amendment.*

**This Resolution was forwarded for further consideration at the May 19, 2026, Council meeting.**

- F. [26-82](#)      **A RESOLUTION AUTHORIZING THE INSTALLATION OF A HUDSON SIGN PUBLIC ART SCULPTURE AT VETERANS WAY PARK, DONATED BY LEADERSHIP HUDSON CLASS OF 2024.**  
**Brief Description:** Resolution to authorize the installation of a dimensional letter Hudson Sign sculpture at Veterans Way Park. The sign would be a donation from the Leadership Hudson Class of 2024.

**Attachments:** [LH Letter of Intent 4.28.26](#)  
[Resolution No. 26-82](#)

**This Resolution was forwarded for further consideration at the May 19, 2026, Council meeting.**

- G. [26-83](#)      **A RESOLUTION APPROVING THE CITY MANAGER'S REAPPOINTMENT OF SARA J. FAGNILLI AS CITY PROSECUTOR, AND AUTHORIZING THE CITY MANAGER TO ENTER AN AGREEMENT FOR LEGAL SERVICES; AND DECLARING AN EMERGENCY.**

**Brief Description:** This staff report seeks City Council concurrence with the City Manager's appointment of Sara J. Fagnilli as the City Prosecutor, pursuant to the Hudson City Charter and accompanying draft Prosecutor Agreement effective June 1, 2026.

**Attachments:** [Exhibit A: Prosecutor Agreement 2026](#)  
[Resolution No. 26-83](#)

**This Resolution was forwarded for further consideration at the May 19, 2026, Council meeting.**

- H. [26-84](#)      **A RESOLUTION APPROVING THE CITY MANAGER'S REAPPOINTMENT OF MARSHAL M. PITCHFORD AS THE CITY SOLICITOR AND SPECIAL COUNSEL AND AUTHORIZING AN AGREEMENT WITH DiCAUDO, PITCHFORD & YODER FOR SOLICITOR, ASSISTANT CITY SOLICITOR, AND SPECIAL COUNSEL LEGAL SERVICES; AND DECLARING AN EMERGENCY.**

**Brief Description:** Pursuant to Charter Section 8.03, a majority of City Council members must concur with the City Manager's appointment of the City Solicitor.

**Attachments:** [Exhibit A: DPY Law Firm City Solicitor Agreement 2026 \(5-19-26\)](#)  
[Resolution No. 26-84](#)

*Mr. Sheridan explained that the City publicly advertised the position, conducted interviews with several firms and individuals, and ultimately ranked DiCaudo, Pitchford & Yoder as the top choice based on their résumés and presentations.*

**This Resolution was forwarded for further consideration at the May 19, 2026, Council meeting.**

## **5. Proposed Legislation for the May 19, 2026, Council Meeting**

- A. [25-146](#) **AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HUDSON AND CHAPTER 1205, CHAPTER 1206, AND CHAPTER 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH ZONING DISTRICT 11.**

**Brief Description:** Proposed amendment to the Land Development Code to establish Zoning District 11 along the South Darrow Road Corridor.

**Attachments:** [Exhibit A: District 11 Regulations Draft \(Revised for 5-19-26\)](#)  
[Council memo for 5.19.26 Meeting](#)  
[District 11 Discussion of Traffic Analysis 5.7.26](#)  
[PC Memo to Council - District 11 Recommendation 4-24-26](#)  
[Council memo for 4.28.26 Meeting](#)  
[Transcribed Comments 4.22.26 to 4.30.26](#)  
[Transcribed comments 4.9.26 to 4.21.26](#)  
[City Council Memo - Public Feedback Summary 4.10.26](#)  
[Transcribed Comments 4-10-26](#)  
[District 11 Text and Map Regulations as Amended 2.25.26](#)  
[South Darrow Subcommittee District 8 to Proposed District 11 Matrix](#)  
[City Council Memo March 3 Meeting](#)  
[Hudson Zoning Map - Proposed District 11 amendment](#)  
[Staff Memo for February 17, 2026 Meeting \(with draft amendment\)](#)  
[PC Recommendation - District 11 2.9.26 Meeting](#)  
[District 11 Uses Cheat Sheet](#)  
[Council memo 1.27.26 Workshop](#)  
[PC Decision 26-1284 - LDC amendment Draft Regulations - D11 Extension Request](#)  
[South Darrow Road Zoning Timeline Jan 2026](#)  
[Exhibit A: District 11 Regulations Draft 9.2.25](#)  
[Zoning District 11 Boundary Map](#)  
[Hudson Zoning Map - Proposed 9.16.25](#)  
[South Darrow Subcommittee District 8 to Proposed District 11 Matrix 7.21.2025](#)  
[City Council Memo - Subcommittee Research Summary](#)  
[South Darrow Road Zoning Timeline 08.29.2025](#)  
[Ordinance No. 25-146](#)  
[Ordinance No. 25-146 \(Revised for 5-19-26\)](#)

**Ordinance No. 25-146 was forwarded for further consideration at the May 19, 2026, Council meeting.**

- B. [26-70](#) AN ORDINANCE TO REPEAL CHAPTER 226 OF THE CODIFIED ORDINANCES RELATING TO CAMPAIGN FINANCE LIMITS AND REGULATIONS.**  
***Brief Description:*** This Ordinance would repeal Chapter 226 of the Codified Ordinances of the City of Hudson, which establishes local campaign contribution limits for City candidates and their campaigns.

**Attachments:** [Campaign Finance Limitations Among Peer Communities in Summit County 4-2026](#)  
[Ordinance No. 26-70](#)  
[Ordinance No. 26-70 \(Bird 5-12-26\)](#)

*Dr. Bird distributed some research he did on Campaign Finance that included examples of disproportioned contributions when there are no limits set for contributions, and suggested setting the contribution limit at \$500 per person. Brief discussion followed.*

**Ordinance No. 26-70 was forwarded for further consideration at the May 19, 2026, Council meeting.**

- C. [26-71](#) **AN ORDINANCE AMENDING SECTIONS 220.03, 220.031, AND 220.06 OF THE CODIFIED ORDINANCES TO ALLOW THE INTRODUCTION OF ORDINANCES AND RESOLUTIONS ON REGULAR AND SPECIAL CITY COUNCIL AGENDAS AFTER CONSIDERATION AT A WORKSHOP.**

**Brief Description:** This amendment rescinds the prior rule requiring the affirmative support of at least four City Council members at a Workshop in order for a resolution or ordinance to proceed to a regular or special City Council meeting agenda.

**Attachments:** [Draft Ordinance \(1-13-26 Workshop\)](#)  
[Draft Ordinance \(revised for 4-14-26 Workshop\]](#)  
[Ordinance No. 26-71 \(Version dated 4-14-26\)](#)  
[Ordinance No. 26-71 \(revised for 4-28-26 Workshop\)](#)  
[Ordinance No. 26-71 \(revised for 5-5-26\)](#)

**Ordinance No. 26-71 was forwarded for further consideration at the May 19, 2026, Council meeting.**

- D. [26-72](#) **AN ORDINANCE AMENDING PART TWO OF THE CODIFIED ORDINANCES OF THE CITY OF HUDSON TO CREATE CHAPTER 216, PUBLIC RECORDS.**

**Brief Description:** With this legislation, the City of Hudson seeks to exercise its Home Rule Authority under Article XVIII, Sections 3 and 7 of the Ohio Constitution, and promulgate its own public records policy. Under this policy, the City may not disclose a crime victim's or a minor's identity in records produced in response to a public records request.

**Attachments:** [Ordinance No. 26-72](#)

**Ordinance No. 26-72 was forwarded for further consideration at the May 19, 2026, Council meeting.**

- E. [26-73](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADOPT AND IMPLEMENT A POLICY ON ACCEPTING FUNDS FROM NONPROFIT ORGANIZATIONS FOR PUBLIC PROJECTS.**

**Brief Description:** The City of Hudson seeks to establish a transparent, accountable, and legally compliant process for accepting financial or in-kind

contributions from nonprofit organizations wishing to support city-sponsored public projects.

**Attachments:** [City Nonprofit Donations and Funding Policy](#)  
[City Nonprofit Donations and Funding Policy \(Weinstein revision 4-30-26\)](#)  
[City Nonprofit Donations and Funding Policy \(Weinstein revision 5-8-26\)](#)  
[Nonprofit Donation Form](#)  
[Resolution No. 26-73](#)

*Dr. Weinstein reviewed the red-line revisions on the attachment dated May 8, 2026. Brief discussion followed on the proposed revisions.*

**Resolution No. 26-73 was forwarded for further consideration at the May 19, 2026, Council meeting.**

**F. [26-78](#)**

**AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS**

**Brief Description:** Following a discussion with City Council an ordinance to incorporate amendments to the short term rental policy and allowances currently regulated within Chapter 876 of the codified Ordinances.

**Attachments:** [City Council memo short term rentals 5.5.26](#)  
[City Council memo short term rentals 4.3.26](#)  
[Exhibit A: Draft 876 redline amendment 4.3.26](#)  
[City Council memo short term rentals 2.25.26](#)  
[Chapter 876](#)  
[Short-Term Rental Locations - 2026 Map](#)  
[STR Comparison Chart of Peer Communities](#)  
[Ordinance No. 26-78](#)

**Ordinance No. 26-78 was forwarded for further consideration at the May 19, 2026, Council meeting.**

**G. [26-79](#)**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HUDSON COMMUNITY FOUNDATION REGARDING A SENIOR TRANSPORTATION PROGRAM AND ACCEPTING A DONATION FOR A PASSENGER VAN.**

**Brief Description:** This initiative arose in 2025 when the Hudson Senior Network Foundation (HSN) and Hudson Community Foundation (HCF) raised funds for a Senior project. The Senior Transportation Program was recognized as a need in the community. The HSN began researching a program in an adjacent community that provides a similar service and they along with HCF began collecting donations. To date, the groups have raised the needed costs for a passenger van (estimated State Bid Cost \$58,000) and are asking the City to accept the donation to purchase the van and provide a senior transportation program to Hudson residents over the age of 65 years of age.

**Attachments:** [SCAT Information on service 5-1-26](#)  
[SCAT Memo - Reviews 5-1-26](#)  
[Senior Van Costs](#)  
[Guidelines City of Hudson Senior Transportation Program - DRAFT 04-22-2026](#)  
[Application City of Hudson Senior Transportation Program - DRAFT](#)  
[Waiver & Release of Liability City of Hudson Senior Transportation Program](#)  
[Six Mile Radius Map](#)  
[HSN Van Survey Results](#)  
[Resolution No. 26-79](#)

**Resolution No. 26-79 was forwarded for further consideration at the May 19, 2026, Council meeting.**

**H. [26-85](#) AN ORDINANCE AMENDING SECTION 206.07 OF THE CODIFIED ORDINANCES FOR THE PURPOSE OF UPDATING SPECIFIC INFORMATION.**

**Brief Description:** The Codified Ordinances' Council meeting notification provision is outdated and must be updated.

**Attachments:** [Ordinance No. 26-85](#)

*Mr. Sheridan provided an explanation on the reason for these revisions.*

**This Ordinance was forwarded for further consideration at the May 19, 2026, Council meeting.**

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

*Dr. Bird noted that a Proclamation for Hudson Inclusive Playground Group will appear on the May 19, 2026, Council agenda. He further reminded Council members that filings are due to the Ohio Ethics Committee by May 15, 2026.*

**7. Adjournment**

**There being no further discussion, Dr. Bird adjourned the Council workshop meeting at 9:01 p.m.**

---

**Michael Bird, President of Council**

---

**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.*