



# City of Hudson, Ohio

## Meeting Minutes - Draft

### City Council

*David A. Basil, Mayor*

*William D. Wooldredge, President of Council (At-Large)*

*Beth A. Bigham, Council Member (Ward 4)*

*Hamilton DeSaussure, Jr., Council Member (At-Large)*

*Dennis N. Hanink, Council Member (Ward 1)*

*Alex D. Kelemen, Council Member (Ward 3)*

*Casey M. Weinstein, Council Member (Ward 2)*

*J. Daniel Williams, Council Member (At-Large)*

*Jane Howington, City Manager*

*Matthew J. Vazzana, City Solicitor*

*R. Todd Hunt, Special Counsel*

*Elizabeth A. Slagle, Clerk of Council*

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Tuesday, October 16, 2018

7:30 PM

Town Hall

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#### 1. Call to Order

Mayor Basil called to order the meeting 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.

#### 2. Pledge of Allegiance to the Flag

#### 3. Roll Call

**Present:** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

*Staff in Attendance: Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mrs. Slagle, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Griffith, Management/Budget Director; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, Production Assistant; Ms. Roberts, Communications Manager; and Mr. Sheridan, Assistant City Manager - Professional Services.*

#### 4. Approval of the Minutes

##### A. [18-0094](#)

##### **Minutes of Previous Council Meetings**

**Executive Summary:** Draft minutes of previous meetings are provided for City Council's review and approval.

**Attachments:** [October 2, 2018 Council Meeting Minutes - DRAFT](#)  
[October 9, 2018 Council Workshop Minutes - DRAFT](#)

There being no changes, the above minutes were approved as submitted.

## 5. Proclamation

- A. [18-0095](#) **Special Recognition of “See Something, Say Something” Week in Hudson.**  
**Executive Summary:** This Proclamation provides recognition of “See Something, Say Something” Week during October 15 - 19, 2018.  
**Attachments:** [Proclamation](#)

*Ms. Laura Jones accepted the Proclamation on behalf of Hudson Community First. She expressed appreciation and spoke of the special events being offered this week at the schools.*

**Mayor Basil read this Proclamation in its entirety, recognizing See Something, Say Something Week.**

## 6. Public Comments

*Mr. Jeff Wells, resident of 1825 Ashley Drive and Chair of the Environmental Awareness Committee, spoke on behalf of the EAC in support of the solar project (Resolution No. 18-122) and the City's future efforts with solar and renewable energy (see remarks attached to record copy of these minutes).*

*Mr. Bob Drew, resident of 66 East Streetsboro Street and member of the Board of Zoning & Building Appeals, spoke in favor of the Downtown Phase II Project. He noted past controversies concerning the Downtown Phase I Project (First & Main) and the Library, which have been significant improvements for Hudson. He encouraged the City to proceed with Downtown Phase II.*

*Ms. Dawn Marie Lecklikner, 2661 Ellsworth Hill Drive, thanked Council for listening and considering recent public comments expressed regarding the Downtown Phase II Project, Velocity Broad Band expansion, and proposed Land Development Code amendments. She expressed concern about the City hiring a public relations firm to improve communications (Motion No. 18-0099).*

## 7. Correspondence and Council Comments

*Mr. DeSaussure said he was thankful that Council positions are nonpartisan. Furthermore, he said that he has not endorsed a candidate for the State House in the 37th District.*

*Mr. Kelemen said that his next Ward 3 Open Forum is on October 29 at 7 pm at Barlow Community Center, and he invited interested citizens to attend. He noted that Council will consider establishing a Senior Citizen Advisory Committee (Ordinance No. 18-147), and he requested that this topic be discussed at an upcoming workshop. Mayor Basil agreed.*

*Mr. Hanink clarified that Binary Systems will remain headquartered in Hudson, but their expansion will be elsewhere, due to lack of an appropriate facility in Hudson.*

*Mrs. Bigham said that a number of citizens recently asked that each Council member establish a citizen panel, which she has done for Ward 4. She expressed appreciation to those who have volunteered and encouraged other interested citizens to provide feedback, as well.*

## 8. Report of Manager

*Mayor Basil reminded everyone to drive carefully during upcoming Trick or Treating events, and Ms. Howington noted that police will be adding bicycle patrols in the downtown area for scheduled events.*

## 9. Discussion Items

### A. [18-0096](#) **Presentation: Downtown Phase II Review**

**Executive Summary:** Staff will provide a brief presentation to review the proposed uses, the anticipated phasing of the development, and the current status within the review process.

**Attachments:** [Council Presentation - Downtown Phase II - 10.16.18](#)

*Mr. Hannan said that based upon recent public comments, staff is expanding communication efforts in order to engage the community regarding the Downtown Phase II Project. He provided the project's history and a status update. He said that with recent Council approval of the Preliminary Plan, the Planning Commission will review and make a recommendation on the Final Plan, prior to a review by City Council.*

*He provided a history of downtown improvements, beginning with the 1995 Comprehensive Plan, which created a vision for Phases I and II; and continuing with the 2015 Comprehensive Plan, which provided a use framework. He said that Testa was selected as the developer in 2016 as a result of a public request for qualifications process, and work during 2017 included plan analysis, market study, traffic impact study, preliminary financials, parking study, and street design. He said that there have been many revisions over the last 18 months, the Planning Commission is continuing to review plans, and the Architectural & Historic Board of Review will consider architectural renderings in November. He reviewed the current plans for residential spaces. He also reviewed plans for office and commercial spaces, and he noted that Phase II is meant to support Phase I. He expected that demolition of certain properties acquired by the City will proceed between October 2018 through January 2019.*

*Mayor Basil noted that Council's recent approval of the Preliminary Plan was based upon several conditions. Discussion followed regarding a plan review timeline for the Planning Commission, a financial agreement, the review process for the Architectural & Historic Board of Review, and key stakeholder input regarding principles and framework for design.*

### B. [18-0097](#) **A discussion regarding the naming of the new City Building at 1140 Terex Road (formerly known as the PASCO Building).**

**Executive Summary:** The City Administration is requesting the City Council and Mayor review the naming of the new City Building located at 1140 Terex Road and approve a resolution to memorialize the building name.

*Mr. Sheridan reported that staff at the City's current administrative offices has recommended naming the new facility Hudson City Hall. Discussion followed, with Mr. Wooldredge and Mayor Basil preferring Hudson City Center. Remaining Council members preferred Hudson City Hall, and there was a consensus in favor of this.*

## 10. Appointments

*Mr. Wooldredge announced that the City is accepting applications through November 16, 2018, for the following: Cemetery Board, Environmental Awareness Committee, Community Television Advisory Committee, Board of Zoning & Building Appeals, Planning Commission, and Tree Commission. Mayor Basil encouraged interested citizens to submit an application.*

## 11. Motions

- A. [18-0098](#) **A motion to extend by 120 days the Planning Commission's deadline to make a recommendation to City Council concerning Ordinance No. 18-93 and to narrow the scope of the proposed Land Development Code amendments to a review of only those amendments that are administrative in nature. A review of the commercial and residential regulations within the Land Development Code will not be considered at this time and will only be brought back for consideration when specifically requested by Council.**

**Executive Summary:** Ordinance No. 18-93 is currently under review by the Planning Commission. This motion will extend the deadline and provide Council support for the revised draft currently under consideration by the Planning Commission, which includes only proposed administrative changes to the Land Development Code.

**Attachments:** [Proposed LDC Amendments - Revised Redline Draft 9-24-2018](#)  
[Table of LDC Proposed Administrative Changes 9-24-2018](#)

*Mr. Kelemen requested future discussion of proposed changes to Land Development Code Chapter 1212, Appeals and Enforcement, concerning violations and penalties. Mayor Basil confirmed that such changes will be included with the proposed administrative LDC amendments now being considered by the Planning Commission. Ms. Howington noted that administrative and organizational matters are filtered throughout the LDC. Mr. Wooldredge clarified that only administrative changes are being considered at the current time.*

**A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to extend by 120 days the Planning Commission's deadline to make a recommendation to City Council concerning Ordinance No. 18-93 and to narrow the scope of the proposed Land Development Code amendments to a review of only those amendments that are administrative in nature. A review of the commercial and residential regulations within the Land Development Code will not be considered at this time and will only be brought back for consideration when specifically requested by Council.. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

- B. [18-0099](#) **A motion to authorize the City Manager to enter into a professional services contract with The Impact Group to provide the City of Hudson with assistance relative to community outreach, engagement, and communication.**
- Executive Summary:** This action will authorize a contract with The Impact Group to assist the City with community engagement and public information services.

**Attachments:** [Impact Group Proposal](#)

*In support of his request to postpone this matter, Mr. Weinstein said that further discussion is needed to gain a better understanding of the services and public engagement.*

*Mr. Wooldredge acknowledged the need to improve communications, and he supported immediate action to authorize a professional services contract with The Impact Group to help with citizen engagement concerning Downtown Phase II. Mr. DeSaussure and Dr. Williams also supported immediate action to authorize a contract of limited scope with The Impact Group.*

*Mr. Hanink opposed postponing action on this matter. He said that the City has conducted public forums to gather public input and responds routinely to correspondence and phone calls. He also opposed authorizing the contract, noting that the scope of service is not well-defined. He preferred use of current staff to improve communications. Mr. Weinstein supported improving communication, but he opposed authorizing this contract. Mr. Kelemen also opposed authorizing the contract. He said that Council members need to listen, and he invited interested citizens to attend his Ward 3 Open Forum on October 29th. Mrs. Bigham also opposed authorizing this contract. She expressed concern that the quote did not include hard costs, and she questioned the scope of the work. Mr. Wooldredge clarified that the intention is for The Impact Group to provide assistance only concerning Downtown Phase II.*

*Mayor Basil said that the proposed contract would facilitate communications and is not intended as a one-way channel. Mr. Wooldredge noted that The Impact Group successfully provided public engagement services for the Schools during their recent levy campaign.*

**A main motion was made by Mr. Wooldredge, seconded by Dr. Williams, to authorize the City Manager to enter into a professional services contract with The Impact Group to provide the City of Hudson with assistance relative to community outreach, engagement, and communication.**

**A subsidiary motion was made by Mr. Weinstein, seconded by Mr. Kelemen, to postpone action to the November 20, 2018, Council meeting and to discuss this matter at the October 23, 2018, Council workshop. The motion failed by the following vote:**

**Aye:** 3 - Mr. Kelemen, Mr. Weinstein and Mrs. Bigham

**Nay:** 4 - Mr. DeSaussure, Mr. Hanink, Dr. Williams and Mr. Wooldredge

**Mayor Basil called for a vote on the main motion (above), which failed by the following vote:**

**Aye:** 3 - Dr. Williams, Mr. Wooldredge and Mr. DeSaussure

**Nay:** 4 - Mr. Hanink, Mr. Kelemen, Mr. Weinstein and Mrs. Bigham

## **12. Suspension of the Rules for the Consent Agenda**

**A motion was made by Mr. Wooldredge, seconded by Dr. Williams, to suspend the rule requiring three readings to allow for passage of legislation on the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Hanink

### **Approval of the Consent Agenda**

**A motion was made by Mr. Wooldredge, seconded by Mr. Weinstein, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Hanink and Mr. Kelemen

- A. [18-0100](#) **A Motion to Acknowledge the Timely Receipt of the September 2018 Monthly Financial Report**  
***Executive Summary:*** Financial summaries are provided each month for Council's review.  
***Attachments:*** [September 2018 Financial Report](#)

This Motion was approved on the Consent Agenda.

- B. [18-143](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MEDICAL MUTUAL OF OHIO (MMO) FOR CERTAIN HEALTH BENEFIT PLAN SERVICES; AND DECLARING AN EMERGENCY.**  
***Executive Summary:*** The City of Hudson provides certain health benefits (medical and prescription drug coverage) to regular full-time city employees. The attached legislation seeks Council's authorization for the City Manager to enter into a contract with Medical Mutual of Ohio (MMO) for health benefit plan services for the period of January 1, 2019 thru December 31, 2019.  
***Attachments:*** [City of Hudson Customer Exhibit rev 10-11-18 - Council Resolution No. 18-143](#)

Resolution No. 18-143 was passed on the Consent Agenda.

- C. [18-144](#) **A RESOLUTION AFFIRMING THE APPLICATION SUBMITTED BY THE CITY MANAGER'S DESIGNEE TO THE OHIO BUREAU OF WORKERS' COMPENSATION FOR OHIO LAW ENFORCEMENT BODY ARMOR PROGRAM GRANT FUNDING.**  
***Executive Summary:*** The program, funded by the Ohio Bureau of Workers' Compensation through an agreement with the Ohio Attorney General, provides money to eligible applicants for the purchase of body armor vests to enhance safety and prevent injury of law enforcement officers. The Hudson Police Department has requested \$7,212.07 for the purchase of three vests. A \$2,404.03 match is required.  
***Attachments:*** [Resolution No. 18-144](#)

Resolution No. 18-144 was passed on the Consent Agenda.

- D. [18-145](#) **A RESOLUTION AFFIRMING THE ACCEPTANCE BY THE CITY MANAGER'S DESIGNEE OF A FIREFIGHTER EXPOSURE TO ENVIRONMENTAL ELEMENTS PROGRAM GRANT FROM THE OHIO BUREAU OF WORKERS' COMPENSATION.**  
***Executive Summary:*** The Hudson Fire Department received \$3,000.00 in grant funding to purchase 40 hoods with barrier protection. The match is \$600.00.  
***Attachments:*** [Resolution No. 18-145](#)

Resolution No. 18-145 was passed on the Consent Agenda.

- E. [18-146](#)      **A RESOLUTION OF THANKS AND APPRECIATION TO THE FRIENDS OF HUDSON PARKS FOR ITS GIFTS OF A WETLAND DELINEATION STUDY FOR THE CITY'S DARROW ROAD PARK AND ITS VOLUNTEER SERVICES AND ACCEPTING THESE GIFTS.**
- Executive Summary:** The Friends of Hudson Parks received a \$2,500.00 Dominion Energy Watershed Mini Grant from the Western Reserve Land Conservancy to fund a wetland delineation study at Darrow Road Park. The Friends of Hudson Parks will pay for the study to be performed by Davey Resource Group. The delineation is the first step in planning for stream maintenance and restoration. As part of this project the Friends of Hudson Parks will also be volunteering with other community groups to remove invasive plant species in the park.
- Attachments:**      [Resolution No. 18-146](#)

**Resolution No. 18-146 was passed on the Consent Agenda.**

### 13. Legislation

- A. [18-122](#)      **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A SOLAR POWER PURCHASE AGREEMENT AND A PROPERTY EASEMENT AGREEMENT WITH HUDSON SHINES LLC.**
- Executive Summary:** At the July 10, 2018 Council meeting the City's power consultant Mr. John Courtney recommended that the City move forward with purchasing power from a solar photovoltaic system to be located on a portion of the City's Hines Hill Property. The system would be interconnected to the City's public electric grid (behind the meter). Mr. Courtney also reviewed the submitted kWh pricing and the property easement language for the project. Per the agreements, Hudson Shines LLC, the recommended developer, is to design, construct, own and operate a 2 MW photovoltaic system and provide 100% of the energy production to the City of Hudson at a fixed price for a 25-year term. Hudson Shines LLC will be the exclusive owner and operator of the system and is responsible for meeting all local, state and federal requirements with regards to the solar power system design, construction and operation. The project map has been attached for reference.
- Attachments:**      [YDC Property Solar Project Limits](#)  
                                 [Hudson Solar Project - Preliminary Site Plan](#)  
                                 [Ordinance No. 18-122](#)

*Mr. Hanink spoke in favor of the proposed Solar Project, assuming that legal staff and Council members are satisfied that the Agreement language protects the City. Dr. Williams offered support for this project and said that it signals what the City may do in the future. Mr. Wooldredge agreed and said the project makes a statement that the City believes in solar energy*

*Mr. DeSaussure expressed concerns regarding the contract terms and questioned if the Solar Project was the best use of the land. However, he thanked staff for pursuing the project at Council's direction. He suggested the City pursue environmental sensitivity goals by increasing the percentage of environmentally-friendly energy sources in its energy portfolio. Mrs. Bigham agreed.*

*Responding to Mr. Weinstein's inquiry, Mr. Vazzana said that per the proposed contract, HudsonShines would be responsible for installation and removal costs, and the contract would further provide the following*

protections for the City: 1.) HudsonShines must post financial guarantees and 2.) the City can bill costs to HudsonShines if the company does not remove equipment.

Mr. Weinstein noted that the land has been vacant for many years, and while savings at first would be minimal, the City would not pay electric transmission costs, making this project economically viable. He also noted that HudsonShines will donate 10% of profits to local nonprofits. He strongly supported the Solar Project, viewing it as an important first step, and he encouraged Council to pass Ordinance No. 18-122. Discussion followed concerning financial guarantees, risks, and contract terms.

**A motion was made by Mr. Kelemen, seconded by Mrs. Bigham, to postpone Ordinance No. 18-122 to November 20, 2018. The motion failed by the following vote:**

**Aye:** 2 - Mrs. Bigham and Mr. Kelemen

**Nay:** 5 - Dr. Williams, Mr. Wooldredge, Mr. DeSaussure, Mr. Hanink and Mr. Weinstein

**A motion was made by Mr. Wooldredge, seconded by Mr. Weinstein, to pass Ordinance No. 18-122. The motion failed by the following vote:**

**Aye:** 3 - Mr. Wooldredge, Mr. Weinstein and Dr. Williams

**Nay:** 4 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink and Mr. Kelemen

**B.** [18-142](#)

**A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2019.**

**Executive Summary:** Because of no appreciable population change, the growth management system would not be implemented for 2019.

**Attachments:** [GMA Annual Report to City Council 9-10-2018](#)

[Public Hearing Notice](#)

[Resolution No. 18-142](#)

**Mayor Basil read the title of Resolution No. 18-142, which constituted its second reading.**

**C.** [18-147](#)

**AN ORDINANCE ENACTING A NEW CHAPTER 296 OF THE ADMINISTRATIVE CODE CREATING A SENIOR CITIZEN ADVISORY COMMITTEE OF HUDSON AND PROVIDING POWERS AND DUTIES THEREFORE.**

**Executive Summary:** This Ordinance will establish a Senior Citizen Advisory Committee for the purpose of advising Council on needs and issues affecting senior citizens and for the purpose of providing education and information to enhance the quality of life in the community.

**Attachments:** [Resolution No. 18-147](#)

**Mayor Basil read the title of Resolution No. 18-147, which constituted its first reading.**



**14. Adjournment**

There being no further business, Mayor Basil adjourned the Council meeting at 9:11 p.m.

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**David A. Basil, Mayor**

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**Elizabeth Slagle, Clerk of Council**

*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 220.03(d), Rules.*