



City of Hudson, Ohio

Meeting Minutes - Draft

City Council

Vacant, Mayor

Christopher W. Foster, President of Council & Acting Mayor (Ward 2)

Christopher A. Banweg, Council Member (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Karen E. Heater, Council Member (At-Large)

Nicole V. Kowalski, Council Member (At-Large)

Katherine R. Schlademan, Council Member (Ward 1)

Skylar J. Sutton, Council Member (Ward 3)

Thomas Sheridan, Interim City Manager

R. Todd Hunt, Interim City Solicitor

Aparna Wheeler, Clerk of Council

Tuesday, March 22, 2022

6:30 PM

Town Hall
27 East Main Street

Special Meeting:

1. Call to Order

Acting Mayor and President of Council Foster called to order the special meeting of Hudson City Council at 6:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Present: 4 - Mrs. Bigham, Mr. Foster, Mrs. Kowalski and Ms. Schlademan

Absent: 3 - Mr. Banweg, Mrs. Heater and Mr. Sutton

Others & Staff in Attendance: Ms. Wheeler, Clerk of Council.

2. Executive Session

A motion was made by Ms. Schlademan, seconded by Mrs. Bigham, to enter into executive session to interview applicants for various boards and commissions. Mr. Foster recessed the meeting at 6:34 p.m., after the motion carried by the following vote:

Aye: 4 - Mrs. Bigham, Mr. Foster, Mrs. Kowalski and Ms. Schlademan

Ms. Wheeler left the meeting at 6:45 p.m.

Mr. Foster reconvened the meeting at 6:47 p.m.

3. Pledge of Allegiance to the Flag**4. Roll Call**

Present: 5 - Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Kowalski and Ms. Schlademan

Absent: 2 - Mrs. Heater and Mr. Sutton

Others & Staff in Attendance: Mr. Sheridan, Interim City Manager; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; and Mr. Sugar, City Planner.

5. Appointment of Thomas Sheridan as Clerk of Council Pro Tempore

A motion was made by Ms. Schlademan, seconded by Mr. Banweg, that Thomas Sheridan be appointed as Clerk of Council Pro Tempore. The motion carried by the following vote:

Aye: 5 - Mrs. Bigham, Mr. Foster, Mrs. Kowalski, Ms. Schlademan and Mr. Banweg

6. Public Comments

None.

7. Correspondence and Council Comments

None.

8. Suspension of the Rules for the Consent Agenda

A motion was made by Mrs. Bigham, seconded by Mr. Banweg, 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: 5 - Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Banweg and Mrs. Bigham

Approval of the Consent Agenda

A motion was made by Mr. Banweg, seconded by Ms. Schlademan, to approve the Consent Agenda. Mr. Foster declared the Consent Agenda passed after the motion carried by the following vote:

Aye: 5 - Mrs. Kowalski, Ms. Schlademan, Mr. Banweg, Mrs. Bigham and Mr. Foster

- A. [22-36](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND ENTER INTO A CONTRACT OR CONTRACTS FOR THE 2022 SIDEWALK IMPROVEMENT PROJECTS.**
- Brief Description:** The projects include new sidewalk installations along the following roadways in Hudson as described in the 2022 Capital Budget: Middleton Road (SR 91 - Highpoint Park), and Stow Road (Pine Trails to Existing Sidewalk).
- Attachments:** [2022 Sidewalk Segments](#)
 [Resolution No. 22-36](#)

Resolution No. 22-36 passed on the consent agenda.

- B. [22-37](#) **A RESOLUTION AFFIRMING THE APPLICATION SUBMITTED BY THE CITY MANAGER'S DESIGNEE TO THE OHIO DEPARTMENT OF PUBLIC SAFETY, DIVISION OF EMERGENCY MEDICAL SERVICES, FOR AN EMS PRIORITY ONE TRAINING AND EQUIPMENT GRANT ON BEHALF OF HUDSON EMERGENCY MEDICAL SERVICES.**
- Brief Description:** The Ohio Department of Public Safety, Division of Emergency Medical Services, provides a grant to assist EMS with purchase of approved training and equipment. Estimated funding is determined in June, based on the amount of funding available for the program. No matching funds are required.
- Attachments:** [Resolution No. 22-37](#)

Resolution No. 22-37 passed on the consent agenda.

- C. [22-38](#) **A RESOLUTION AMENDING RESOLUTION 21-155 THAT AUTHORIZED THE CITY MANAGER, DURING THE YEAR 2022, TO ADVERTISE FOR BIDS OR TO UTILIZE THE VARIOUS CHARTER AUTHORIZED GOVERNMENTAL COMPETITIVE PURCHASING AND ENTER INTO CONTRACTS FOR CONSTRUCTION MATERIALS, SUPPLIES, EQUIPMENT, AND VEHICLES IN ORDER TO PURCHASE A DIGGER DERRICK TRUCK; AND DECLARING AN EMERGENCY.**
- Brief Description:** Resolution 21-155 included the authorization of the City Manager in the year 2022 to replace a bucket truck used during operations by Hudson Public Power. Upon further evaluation it has been determined that the replacement of the bucket truck should be deferred at this time, and a digger derrick truck be replaced instead due to its current conditions.
- Attachments:** [2022 Permission to Bid Award Final](#)
 [Resolution No. 22-38](#)

Resolution No. 22-38 passed on the consent agenda.

- D. [22-39](#) **A RESOLUTION AMENDING RESOLUTION 21-155 AUTHORIZING THE CITY MANAGER, DURING THE YEAR 2022, TO ADVERTISE FOR BIDS OR TO UTILIZE THE VARIOUS CHARTER AUTHORIZED GOVERNMENTAL COMPETITIVE PURCHASING AND ENTER INTO CONTRACTS FOR CONSTRUCTION MATERIALS, SUPPLIES, EQUIPMENT, AND VEHICLES IN ORDER TO PURCHASE ROAD SALT; AND DECLARING AN EMERGENCY.**

Brief Description: Resolution 21-155 included the authorization of the City Manager to purchase road salt and salt piling services up to \$320,000. The Public Works Department is nearing this total dollar amount and staff wishes to purchase additional salt and piling services to refill the salt domes.

Attachments: [2022 Permission to Bid Award Final](#)
[Resolution No. 22-39](#)

Resolution No. 22-39 passed on the consent agenda.

- E. [22-40](#) **A RESOLUTION DECLARING THE CITY'S INTENT TO APPROPRIATE A TEMPORARY EASEMENT INTEREST IN REAL PROPERTY, KNOWN AS PERMANENT PARCEL NO. 30-10358, FOR THE MAKING OF ROADS OPEN TO THE PUBLIC WITHOUT CHARGE; AND DECLARING AN EMERGENCY.**

Brief Description: Acquisition of these parcels is necessary for the improvement of SR 91 South from Stoney Hill Drive to Barlow Road in association with the SR 91 South Widening (PID 106445). The City's consultant, O.R. Colan Associates, has been diligently trying to acquire the temporary easements, but has been unsuccessful with the properties noted below. Consequently, staff is requesting an emergency clause to keep the project on schedule according to the timetable approved by the Ohio Department of Transportation (ODOT).

Attachments: [Parcel Plan](#)
[Exhibit A - Legal Description](#)
[Resolution No. 22-40](#)

Resolution No. 22-40 passed on the consent agenda.

- F. [22-41](#) **A RESOLUTION TO APPROVE A THEN AND NOW CERTIFICATE FOR A PURCHASE MADE; AND DECLARING AN EMERGENCY.**

Brief Description: Council authorization is required for payment of the invoice shown on this Resolution in excess of \$3,000, for which a commitment was made before a Purchase Order was generated.

Attachments: [Resolution No. 22-41](#)

Resolution No. 22-41 passed on the consent agenda.

9. Adjournment

There being no further business, Mr. Foster adjourned the Council meeting at 6:52 p.m.

Regular Workshop:

10. Call to Order

Acting Mayor and President of Council Foster 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.

Others & Staff in Attendance: Mr. Sheridan, Interim City Manager; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Hutchinson, Assistant Public Works Director; Ms. Kadish, Community Relations Manager; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; Ms. Roberts, Communications Manager; Mr. Sugar, City Planner; and Mr. Wonsick, Assistant City Engineer.

11. Correspondence and Council Comments

None.

12. Discussion Items

- A. [22-0014](#) **Continued discussion of the Rwanda Sister-City by City Council.**
Brief Description: The Council requested further discussion of the Rwanda Sister-City discussion.

Attachments: [Landsberg, Germany Sister City Background](#)

*Ms. Roberts provided background information on how the sister city with Landsberg, Germany was started.
Mr. Sheridan stated that staff will put an outline together documenting the process and background information for creating a sister city partnership.*

This matter was discussed.

- B. [22-0031](#) **Discussion regarding a partnership between the City of Hudson and the Hudson American Legion Lee-Bishop Post 464 to put on the Memorial Day Parade.**

Brief Description: The City of Hudson has been in contact with the new leadership from the Hudson American Legion Lee-Bishop Post 464 regarding a partnership to organize and put on the 2022 Memorial Day Parade.

Ms. Kadish provided information on the coordination and process of the Memorial Day Parade.

This matter was discussed.

- C. [22-0032](#) **Framework for 2023 Comprehensive Plan**
Brief Description: Discussion regarding Framework for the 2023 Comprehensive Plan

Attachments: [Comprehensive Plan Framework - Council memo 3.14.22](#)
[Hudson Code References to the Comprehensive Plan](#)
[Peer City Comprehensive Plan Comparison](#)

Mr. Hannan and Mr. Sugar provided the process for the update of the Comprehensive Plan. Discussion followed.

This matter was discussed.

- D. [22-0033](#) **2022 Land Development Code Update**
Brief Description: Discussion regarding Land Development Code Amendments to consider as part of the 2022 annual update.

Attachments: [2022 LDC Update - City Council Memo 3.14.22](#)

Mr. Hannan provided information on the proposed changes as well as the timeline for approval. Discussion followed.

This matter was discussed.

- E. [22-0034](#) **A presentation and discussion the Public Works Snow & Ice Control Program**
Brief Description: Per City Council request staff will review the Public Works Snow and Ice Control Program components, costs, and future opportunities.

Attachments: [City of Hudson Snow Program Service Levels](#)
[Snow Program Presentation \(002\) Rev. FC](#)

Mr. Comeriato and Mr. Hutchinson presented information on the snow and ice removal program for City roads. Discussion followed.

This matter was discussed.

- F. [22-0035](#) **The 2020 Census Update and the City of Hudson Council Ward Distribution Discussion.**
Brief Description: The city administration will update City Council on the new City Council wards.

Attachments: [Ward Map at Merger effective 1-1-94](#)
[Council Wards 2000 Census](#)
[Council Wards 2010 Census](#)
[Council Wards 2020 Census](#)
[Proposed Council Ward Maps 2022.03.22](#)
[Census Blocks 2020](#)

Mr. Sheridan presented the proposed ward maps. Discussion followed. There was Council consensus to receive public input on ward map options A and B3.

This matter was discussed.

13. Proposed Consent Agenda for April 5, 2022, Council Meeting

- A. [TMP-5971](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PRECISION LASER & INSTRUMENT INC. FOR THE PURCHASE OF NEW LAND SURVEYING EQUIPMENT FROM THE STATE BID.**

Brief Description: This Resolution will authorize the City Manager to enter into a contract with Precision Laser & Instrument Inc. for new land surveying equipment and needed accessories.

Attachments: [2015-2021 Completed Survey Cost Savings](#)
[2022-2026 Cost Savings](#)
[Equipment Summary](#)

This Resolution was forwarded for further consideration at the April 5, 2022, Council meeting.

- B. [TMP-5985](#) **A RESOLUTION TO APPROVE THEN AND NOW CERTIFICATES FOR PURCHASES MADE; AND DECLARING AN EMERGENCY.**

Brief Description: Council authorization is required for payment of the invoices shown on this Resolution, each in excess of \$3,000, for which commitments were made before Purchase Orders were generated.

Attachments: [Draft Resolution](#)

This Resolution was forwarded for further consideration at the April 5, 2022, Council meeting.

14. Proposed Legislation for April 5, 2022, Council Meeting

- A. [22-33](#) **AN ORDINANCE AMENDING SECTION 1480.04 OF THE CODIFIED ORDINANCES TITLED “ADDITIONAL PROVISIONS; PUBLIC NUISANCES; WEEDS OR TALL GRASS” TO MODIFY THE DEFINITION OF “PUBLIC NUISANCE” AND ADOPT NEW PROVISIONS RELATED TO THE ABATEMENT THEREOF.**

Brief Description: Proposed amendment to Section 1480.04 to modify the definition of Public Nuisance to address exterior property maintenance concerns.

Attachments: [Ordinance No. 22-33](#)

This Ordinance was forwarded for further consideration at the April 5, 2022, Council meeting.

- B. [22-34](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH JO-ANN STORES SUPPORT CENTER, INC., TO ACQUIRE REAL PROPERTY LOCATED IN HUDSON, OHIO (PERMANENT TAX PARCEL NUMBER 3009204) FOR A PUBLIC PURPOSE; AND DECLARING AN EMERGENCY.**

Brief Description: In December of 2021, City Council authorized City staff to pursue a purchase agreement for property located in Hudson to site a proposed future Public Works Facility. This resolution affirms the City Manager's action of entering into the agreement and authorizes the purchase of property located in the City of Hudson (Permanent Tax Parcel Number 3009204) for future public purposes. (See map attached.)

Attachments: [Joann's Parcel Map](#)
 [Purchase and Sale Agreement](#)
 [Resolution No. 22-34](#)

This Resolution was forwarded for further consideration at the April 5, 2022, Council meeting.

- C. [22-35](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT WITH UYS PROPERTIES, LLC, AND ANCHOR SEASONS ROAD OWNER, L.L.C., FOR A MEDICAL OFFICE BUILDING AT 231 SEASONS ROAD (PERMANENT TAX PARCEL NO. 3000016).**

Brief Description: This is a CRA agreement for a 50% property tax exemption for 15 years for the proposed development of a medical office building near the intersection of State Rt 8 and Seasons Rd.

Attachments: [Resolution No. 22-35](#)

This Resolution was forwarded for further consideration at the April 5, 2022, Council meeting.

- D. [22-42](#) **AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTION 1205.02 "OFFICIAL ZONING MAP", TO REZONE CERTAIN LANDS ON SOUTH OVIATT STREET (SUMMIT COUNTY TAX PARCELS 3200331, 3200328, AND APPROXIMATELY 0.3 ACRES OF PARCEL #3201843) FROM DISTRICT 4 - HISTORIC RESIDENTIAL NEIGHBORHOOD AND DISTRICT 5 - VILLAGE CORE TO DISTRICT 3 - OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD.**

Brief Description: Land Development Code text amendment request to rezone parcel 320031 (presently D5 Village Core) and parcel 3200328 (presenting D4 Historic Residential Neighborhood) and a portion of 3201843 (presenting D4

Historic Residential Neighborhood) to District 3 - Outer Village Residential Neighborhood.

Attachments: [Planning Commission Recommendation](#)
 [Planning Commission Staff Report](#)
 [Applicant Submittal](#)
 [Subject Property](#)
 [Resolution No. 22-42](#)

This Ordinance was forwarded for further consideration at the April 5, 2022, Council meeting.

- E. [22-43](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE SEASONS ROAD WATERLINE PROJECT.**

Brief Description: This work includes the installation of a 12” diameter waterline along the north side of Seasons Road from the existing end of the waterline at 695 Seasons Road to the westerly corporation line with Boston Township.

Attachments: [Project Location Map](#)
 [Resolution No. 22-43](#)

This Resolution was forwarded for further consideration at the April 5, 2022, Council meeting.

- F. [TMP-5989](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. SECTION 929.02 FOR DOUGLAS & STEPHEN J. HASBROUCK, TRUSTEES, 6403 STOW ROAD, HUDSON, OHIO.**

Brief Description: Mr. Douglas and Mr. Stephen Hasbrouck have submitted the attached renewal Application for Placement of Farmland in an Agricultural District for 114.81 acres of property located at 6403 Stow Road in Hudson.

Attachments: [Hasbrouck Douglas & Stephen J Trustees - Renewal application 2022](#)
 [Public Hearing Notice Hasbrouck Agricultural District 2022](#)
 [6403 Stow Road CD Inspection 3.16.22](#)
 [Draft Resolution](#)

This Resolution was forwarded for further consideration at the April 5, 2022, Council meeting.

- G. [TMP-5990](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. SECTION 929.02 FOR LOUIS AND DEBORAH ESTERGALL, 3074 RAVENNA STREET, HUDSON, OHIO.**

Brief Description: Mr. and Mrs. Estergall have submitted the attached renewal Application for Placement of Farmland in an Agricultural District for approximately 32 acres of property located at 3074 Ravenna Street in Hudson.

Attachments: [Estergall Agricultural District Renewal Application 2022](#)
[Public Hearing Notice Estergall Agricultural District Application Renewal 2022](#)
[3074 Ravenna St CD Inspection 3.17.22](#)
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the April 5, 2022, Council meeting.

15. Items to be Added to Future Agendas

Mrs. Bigham inquired if the State of Emergency for the City has been officially ended. Mr. Sheridan stated that he would look into the matter and get back with Council.

16. Executive Session

A motion was made by Mrs. Bigham, seconded by Mr. Banweg, to enter into executive session to discuss the purchase and sale of public property. Mr. Foster recessed the meeting at 10:05 p.m., after the motion carried by the following vote:

Aye: 5 - Mrs. Kowalski, Ms. Schlademan, Mr. Banweg, Mrs. Bigham and Mr. Foster

Mr. Foster reconvened the workshop at 10:49 p.m.

17. Adjournment

There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 10:49 p.m.

Christopher W. Foster, Acting Mayor and President of Council

Thomas J. Sheridan, Interim 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.