



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)

Lisa Radigan, 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

Tuesday, August 20, 2019

7:30 PM

Town Hall

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: 6 - Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Ms. Radigan, Dr. Williams and Mr. Wooldredge

Absent: 1 - Mr. DeSaussure

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. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, Production Assistant; Mr. Powell, Assistant Public Works Director; Ms. Roberts, Communications Manager; Mr. Sheridan, Assistant City Manager - Professional Services; and Mr. Stifler, Economic Development Director.

4. Approval of the Minutes

A. [19-0072](#) Minutes of Previous Council Meetings

Brief Description: Draft minutes of previous meetings are provided for City Council's review and approval.

Attachments: [August 6, 2019 Council Meeting Minutes - DRAFT](#)

[August 13, 2019 Council Workshop Minutes - DRAFT](#)

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

5. Honorary Resolution

A. [19-116](#) A RESOLUTION HONORING KEVIN POWELL FOR TWENTY YEARS OF SERVICE WITH THE CITY OF HUDSON.

Brief Description: This Resolution recognizes Kevin Powell, Assistant Public Works Director, for twenty years of service with the City.

Attachments: [Resolution No. 19-116](#)

Mayor Basil read Resolution No. 19-116 in its entirety, recognizing and thanking Mr. Powell for his dedicated service. Council members Kelemen, Hanink, and Williams commented, thanking Mr. Powell for always providing thorough information and for answering questions. Mr. Powell thanked elected officials and fellow workers for their support.

A motion was made by Mr. Wooldredge, seconded by Mr. Hanink, to pass Resolution No. 19-116. The motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Ms. Radigan, Dr. Williams and Mr. Wooldredge

6. Public Hearing

A. [18-93](#) AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTERS 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, AND 1213 AND AT APPENDIXES A, B, AND C OF THE CITY OF HUDSON'S LAND DEVELOPMENT CODE, aka THE "PLANNING AND ZONING CODE".

Brief Description: The bulk of the City's current Land Development Code ("LDC") was adopted in 1999 - just five years after the merger of Hudson Village and Hudson Township. While the original 1999 LDC has been amended over the years, a full update has not been undertaken since the LDC's original adoption. In April of 2017, with a recently adopted Comprehensive Plan in hand (the 2015 Comprehensive Plan - passed on January 19, 2016 by Hudson City Council), the City began a year-long process to update the LDC. The draft amendments represent the Step I administrative-focused amendments. Future updates for Step II - Commercial and Business Land Uses and Step III - Residential Land Uses would be considered at a later date as part of a separate request from City Council.

Attachments: [LDC Admin Revisions and Public Comments - Memo for 8-27-2019 Workshop](#)
[Exhibit A - LDC Administrative Amendments Draft 3-11-2019](#)
[2018-4526 PC Recommendation to Council 3-11-19](#)
[Staff Report LDC Mtg 4-2-19](#)
[Notice of Public Hearing \(published 7-21-2019\)](#)
[Ordinance No. 18-93 \(as revised 4-2-2019\) redline version](#)

Mr. Hannan provided an overview of Ordinance No. 18-93, proposed administrative-focused amendments to the Land Development Code (LDC), and he commented about Planning Commission's review process. He noted that staff will propose separate LDC amendments concerning commercial and residential uses at a later date. In addition, pursuant to Planning Commission's recommendation and recent engagement with the business community, he suggested that the previously proposed A-frame signs, as well as additional Sign Code amendments, be addressed as a separate LDC update at a future date.

Mayor Basil opened the public hearing for Ordinance No. 18-93 at 7:39 p.m.

Mr. David Worhatch, 1595 Plantation Drive and former Hudson Township Trustee, suggested the following revisions to the proposed LDC amendments: 1.) extend the expiration date of a Zoning Certificate from 12 months to 18 months, restore the requirement that work must commence within 6 months of Certificate issuance, and allow Certificate extension at the City Manager's discretion provided evidence of applicant's active work on the site; 2.) incorporate standard that height of structures be measured from the "natural grade of land"; 3.) clarify that if a Zoning Certificate expires and a new Certificate is issued, then the standards in effect as of the date of the application of the new Certificate must be applied; 4.) keep numbering consistent in new version to facilitate tracking with earlier version(s); and 5.) expand "party-in-interest" to include property owners who can demonstrate "injury in fact" or an immediate or long-term impact of proposed development. He also noted a spelling correction. He urged Council members to further review the proposed amendments and consider his concerns (see memorandum attached to record copy of these minutes).

There being no other comments, Mayor Basil closed the public hearing at 7:58 p.m.

A public hearing was held for Ordinance No. 18-93.

7. Public Comments

Mr. David Worhatch, 1595 Plantation Drive, urged passage of Ordinance No. 19-122 to add a 4-way stop intersection at Hines Hill and Valley View Roads, and he said that this has long been needed.

Mayor Basil supported passage of Ordinance No. 19-22 and explained that a traffic study of the intersection of Hines Hill Road and Valley View Road, which began more than a year ago, resulted in the recommendation that it be designated as a 4-way stop intersection.

8. Correspondence and Council Comments

Mrs. Bigham thanked Mr. Kosco and others for assisting in efforts relating to the traffic study for the Hines Hill and Valley View Roads intersection and the recommendation for a 4-way stop. She said that a speed study of this area is underway and will consider whether a speed reduction on Valley View Road could further improve safety. She also noted that she is scheduling "walking meetings" with Ward 4 constituents, and encouraged anyone interested to contact her.

Ms. Radigan strongly supported improved safety conditions for the Hines Hill and Valley View Roads intersection. She noted that Ordinance No. 19-122 is just a first step, and the City will consider other potential long-term solutions. She urged communication prior to installation of the new stop signs, and she announced

a Ward 2 Open Forum, with details to follow.

Mr. Kelemen also supported Ordinance No. 19-122, and he urged staff to communicate the process for obtaining a traffic study and warrant, suggesting it is timely for the public to understand this process. Mayor Basil agreed.

Mayor Basil announced that he will hold an Open Dialogue on Monday, September 9 at 7:00 p.m. at the Barlow Community Center, and he invited interested citizens to attend.

9. Report of Manager

Ms. Howington provided information regarding traffic warning signs on Valley View Road to alert motorists of anticipated changes in the traffic pattern with passage of Ordinance No. 19-122.

She announced that Summit County has initiated an Energy Conservation Special Improvement District (ECSID), which is a program for commercial properties, and the County is looking into rolling it out for residential properties. The program offers low-interest or no-interest loans for energy conservation projects that can be assessed on property taxes. She said that staff is currently reviewing the program and is considering implementation of possible conservation projects to benefit City operations, which would be requisite to future legislative action by Council to establish the program for property owners within Hudson.

She reviewed Zoning Code enforcement and property maintenance issues. She said the most active compliance issues for the Code Enforcement Program include Zoning Certificates, fences, signs, project completion, and design compliance. She said that property maintenance issues include high grass, unregistered or junk vehicles, recreational vehicle storage, property in disrepair, signs in the rights-of-way, large brush piles, and home occupation. She explained the communications process regarding violations. She said that staff is proactively working to gain compliance and is attempting to help people understand the Zoning Code. Additional information will be posted on the City's website and social media. Mr. Wooldredge commented that there is a need for better Code enforcement. He supported staff's efforts, and he was pleased that the City Manager explained the enforcement process. Mayor Basil agreed.

Mayor Basil expressed support for Ordinance No. 19-122, adding a 4-way stop at the Hines Hill and Valley View Roads intersection. He also reiterated a suggestion that the City consider use of reverse rumble strips, cuts in pavement, approaching dangerous intersections to alert motorists.

10. Discussion Item

A. [19-0073](#)

Follow-up Discussion on the Proposed Accelerated Asphalt Program

Brief Description: This is a follow-up discussion from the July 23, 2019, Workshop regarding utilizing some of the \$5 million bond funds towards the concrete road overlay program and the results it would have on the City-wide Pavement Conditions Index (PCI) rating.

Attachments: [Accelerated Asphalt Follow Up Memo 8-15-19](#)

[Original Proposal for Accelerated Road Program 7-23-19](#)

Mr. Kosco provided information on the concept of a proposed Accelerated Asphalt Road Program, as discussed at an earlier workshop, with a focus on repaving arterial and major collector roads and concrete overlays, funded with a \$5 million Bond. He reviewed the cost to repair and overlay existing concrete streets, the life expectancy of concrete streets with asphalt overlay, and the estimated City-wide Pavement Conditions Index (PCI) rating after the proposed \$5 million Bond expenditure.

Discussion included consideration of the following topics: use of anticipated revenue from the increased gasoline tax, benefits of focusing on concrete overlays to provide longevity versus reconstruction at a later

date, use of long-term debt versus existing funds, comparing proposed accelerated program to reconstruction of former Township roads to avoid costly maintenance, comparing different strategies for road improvements, comparing 10- and 15-year Bond terms and the current low interest rates, financial stability and carry-over balance policy, capital versus maintenance projects, and working with other agencies in timing road projects, such as with the City of Akron regarding Aurora Street improvements. There was consensus among Council members in favor of an accelerated program, details of which remain to be determined.

This matter was discussed, and Council will continue deliberation during the Budget process.

11. Appointments

Mr. Wooldredge announced that the City will accept applications through September 20, 2019, for a partial term on the Tree Commission. Mayor Basil encouraged interested citizens to apply, noting that service on one of the City's boards or commissions is a wonderful way to contribute to the community.

12. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mrs. Bigham, 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: 6 - Mr. Hanink, Mr. Kelemen, Ms. Radigan, Dr. Williams, Mr. Wooldredge and Mrs. Bigham

Approval of the Consent Agenda

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

Aye: 6 - Mr. Kelemen, Ms. Radigan, Dr. Williams, Mr. Wooldredge, Mrs. Bigham and Mr. Hanink

- A.** [19-0071](#) **A Motion to Acknowledge the Timely Receipt of the July 2019 Monthly Financial Report**
Brief Description: Financial summaries are provided each month for Council's review.
Attachments: [July 2019 Financial Report](#)

Motion No. 19-0071 was approved on the Consent Agenda.

- B.** [19-117](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDMENT TO A WATER TOWER LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC; AND DECLARING AN EMERGENCY.**
Brief Description: This project involves amending the terms of a lease agreement between the City of Hudson and New Cingular Wireless PCS, LLC (formerly Ameritech Wireless Communications) for space located at 85 Milford Road.
Attachments: [Resolution No. 19-117](#)

Resolution No. 19-117 was passed on the Consent Agenda.

- C. [19-118](#) **A RESOLUTION AFFIRMING THE APPLICATION SUBMITTED BY THE CITY MANAGER'S DESIGNEE TO THE OHIO HISTORY CONNECTION FOR AN OHIO HISTORY FUND GRANT ON BEHALF OF THE PUBLIC WORKS DEPARTMENT.**
- Brief Description:** The Public Works Department is requesting grant funding to help fund preservation efforts at the Old Hudson Township Burying Ground. Estimated costs are \$48,426.00. The Ohio History Fund grant can provide up to \$20,000 towards these costs and requires a 40% match.

Attachments: [Resolution No. 19-118](#)

Resolution No. 19-118 was passed on the Consent Agenda.

- D. [19-119](#) **A RESOLUTION AFFIRMING THE APPLICATION SUBMITTED BY THE CITY MANAGER'S DESIGNEE TO THE OHIO DEPARTMENT OF COMMERCE, DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING, FOR A 2020 CEMETERY PROGRAM GRANT ON BEHALF OF PUBLIC WORKS.**
- Brief Description:** The Ohio Department of Commerce, Division of Real Estate and Professional Licensing, awards grants for non-routine, non-repetitive maintenance projects in registered Ohio cemeteries. The Cemetery Grant Program provides up to \$1,000 for exceptional maintenance projects in cemeteries that have had a burial in the last 25 years or training on maintenance and operation of cemeteries. Staff has applied for a grant of \$1,000 for the removal of a large failing pine tree that is beyond the scope of the in-house staff's removal capabilities. If awarded, there is no required match.

Attachments: [Resolution No. 19-119](#)

Resolution No. 19-119 was passed on the Consent Agenda.

- E. [19-120](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS FOR THE ACQUISITION OF TEMPORARY EASEMENTS FOR THE STATE ROUTE 91 NORTH TURN LANE IMPROVEMENTS PROJECT (PID# 93822) FOR RIGHT-OF-WAY PURPOSES; AND DECLARING AN EMERGENCY.**
- Brief Description:** Due to the widening of the roadway and other improvements, temporary and permanent right-of-way acquisitions are required for the project. There will be approximately 48 parcels requiring temporary and/or permanent right-of-way acquisitions.

Attachments: [Temporary Easements](#)

[Exhibit A](#)

[SR 91N Turn Lane - Property Acquisition Update 8-9-2019](#)

[Resolution No. 19-120](#)

Resolution No. 19-120 was passed on the Consent Agenda.

- F. [19-121](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS FOR THE SALE AND PURCHASE OF REAL PROPERTY AND THE ACQUISITION OF TEMPORARY EASEMENTS FOR THE STATE ROUTE 91 NORTH TURN LANE IMPROVEMENTS PROJECT (PID# 93822) FOR RIGHT-OF-WAY PURPOSES; AND DECLARING AN EMERGENCY.**

Brief Description: Due to the widening of the roadway and other improvements, temporary and permanent right-of-way acquisitions are required for the project. There will be approximately 48 parcels requiring temporary and/or permanent right-of-way acquisitions.

Attachments: [Temporary and Permanent Easements](#)
[Exhibit A](#)
[SR 91N Turn Lane - Property Acquisition Update 8-9-2019](#)
[Resolution No. 19-121](#)

Resolution No. 19-121 was passed on the Consent Agenda.

- G. [19-122](#) **AN ORDINANCE AMENDING SECTION 410.03 AND 410.04 OF THE TRAFFIC CODE TO ADD A FOUR-WAY STOP INTERSECTION AT HINES HILL ROAD AND VALLEY VIEW ROAD IN THE CITY OF HUDSON; AND DECLARING AN EMERGENCY.**

Brief Description: Due to an increase in accidents and inquiries, a safety study of the Valley View Road and Hines Hill Road intersection was conducted by GPD Group. The study recommended the introduction of four-way stop signs at the intersection to reduce crashes.

Attachments: [Ordinance No. 19-122](#)

Ordinance No. 19-122 was passed on the Consent Agenda.

- H. [19-123](#) **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. 19-123](#)

Resolution No. 19-123 was passed on the Consent Agenda.

13. **Legislation**

None.

14. 19-0074 Executive Session

A motion was made by Mr. Wooldredge, seconded by Mrs. Bigham, to enter into executive session to consider confidential information related to the specific business strategy and personal financial statements of an applicant for economic development assistance that is directly related to a request for economic development assistance that is to be provided or administered under Chapter 715 of the Ohio Revised Code – And, for the further reason, that it is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project. For lack of a unanimous vote, the motion failed by the following vote:

Aye: 5 - Ms. Radigan, Dr. Williams, Mr. Wooldredge, Mrs. Bigham and Mr. Hanink

Nay: 1 - Mr. Kelemen

15. Adjournment

There being no further business, Mayor Basil adjourned the Council meeting at 8:46 p.m.

David A. Basil, Mayor

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.