



# 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, September 4, 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:** 6 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

**Absent:** 1 - Mrs. Bigham

*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. Kosco, City Engineer; Mr. Leedham, Information Systems Director; Mr. Leiter, Production Assistant; Mr. Powell, Assistant Public Works Director; Ms. Roberts, Communications Manager; Mr. Schiffbauer, Lineworker I; Mr. Sheridan, Assistant City Manager - Professional Services; Mr. Stifler, Economic Development Director; Mr. Sugar, Associate Planner; and Mr. Wash, Assistant Public Works Director.*

#### 4. Approval of the Minutes

##### A. [18-0079](#) Minutes of Previous Council Meetings

**Executive Summary:** Draft minutes of previous meetings are provided for City

Council's review and approval.

Attachments:

[August 21, 2018 Council Meeting - DRAFT](#)

[August 28, 2018 Council Workshop Minutes - DRAFT](#)

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

## 5. Honorary Resolutions

### A. [18-124](#) A RESOLUTION HONORING BRUCE SCHIFFBAUER FOR TWENTY YEARS OF SERVICE WITH THE CITY OF HUDSON.

Executive Summary: This Resolution Recognizes Bruce Schiffbauer, Lineworker I, for twenty years of service with Hudson Public Power.

Attachments:

[Resolution No. 18-124](#)

*Mayor Basil read Resolution No. 18-124 in its entirety, acknowledging Mr. Schiffbauer's 20 years of service. Mr. Schiffbauer recounted his years of work with the City, expressing thanks for the opportunities his job has offered, including the ability to participate in mutual aid to assist with emergency recovery efforts in other communities. He thanked elected officials for the honor and recognition.*

**A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to pass Resolution No. 18-124. The motion carried by the following vote:**

**Aye:** 6 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

## 6. Public Comments

*Mrs. Beth Innamorato, 27 Steepleview Drive, urged City officials to downsize the plans for Downtown Phase II, expressing concerns about traffic and development density. She questioned the City's return on investment, ability of the Owen Brown Street railroad tunnel to support traffic flow, ability of sanitary sewer system to service new development, funding of parking garage, cost and status of temporary salt dome, overall debt, and revisions to the Land Development Code.*

*Mr. Chris Schenkenberger, 162 South Main Street, spoke in opposition to the proposed South Main Street Widening Project. He presented a petition, including the signatures of 64 residents, and he expressed concerns that adding a center lane in this urban setting may increase the likelihood of accidents and could increase traffic.*

*Dr. Joseph Ortiz, 5303 Wilshire Park Drive, spoke in support of Ordinance No. 18-122 for installation of a solar project. He felt this to be an excellent way of alleviating peak loads, and he spoke of the economic and environmental benefits of solar power. He urged City Council to vote in support this Ordinance.*

*Mr. Dan Steidl, 35-year resident of 178 South Main Street, spoke in opposition to the proposed street widening project. He said that residents would have appreciated having had input earlier in the process. He noted that according to a recent traffic study, most accidents occurred in the commercial area. Instead of adding a middle lane, he suggested lowering the speed limit to 25 mph, starting in commercial area or install another traffic signal to improve traffic safety. He urged Council to rethink the basic premise and consider an alternative solution to the proposed widening project on South Main Street.*

*Mrs. Joann Bennett, 2336 Glen Echo Drive and 26-year resident, spoke in opposition to the City expanding Velocity Broad Band to residential areas. She expressed concern about the questions in a recent survey, and*

*she felt strongly that residents should not be subject to increased property taxes to pay for expanding Velocity Broad Band.*

## **7. Correspondence and Council Comments**

*Mr. Kelemen spoke of the importance of open public meetings and public comments as an opportunity for resident to participate in the democratic process. He also expressed concerns regarding the Council meeting agenda format, specifically that the Report of the Manager should not include presentations or outside speakers.*

*Mayor Basil noted that Council meetings are governed by Roberts Rules of Order, and he commented on Council discussions and proceedings during meetings.*

## **8. Report of Manager**

*Ms. Howington said that Council agendas are finalized on Friday prior to meetings, and all Council members are welcome to provide input by attending the weekly review meetings.*

*She said that the South Main Street project will be discussed at the September 11, 2018 workshop, and she thanked residents for the petition, noting that much discussion remains.*

*She urged citizens to refer to the City's website for an outline of the Land Development (LDC) review process, which will include the following phases: 1.) corrections to administrative citations, 2.) consideration of nonconforming lots that are causing problems for development, and 3.) contradictions between the Comprehensive Plan and the LDC. She said the review process will be extensive, and public comments are important.*

*Regarding other matters, she reported that revenues are up 14% due to successful economic development efforts, enabling the City to increase infrastructure funding in 2018 and 2019. She noted that the solar project has gone through a long due diligence process, and staff is confident in moving forward. She also spoke in support of allowing for discussion items at regular meetings.*

### **A. [18-0041](#)**

#### **2018 Connectivity Plan Update**

**Executive Summary:** The 2018 Connectivity Plan update reflects changes to the network since 2013 as numerous trails segments have been funded and incorporates minor adjustments in the scoring methodology.

**Attachments:** [2018 Connectivity Plan Update 8-28-18](#)

*Mr. Sugar explained the review process for proposed updates to the Connectivity Plan. Discussion followed, and there was consensus among Council members to refer this matter to the Park Board.*

**This matter was discussed and forwarded to the Park Board for review and recommendation to City Council.**

### **B. Solar Project Discussion: Ordinance No. 18-122**

*Mr. Comeriato responded to public comments made at the August 21, 2018, Council meeting concerning energy production of the proposed solar system, and he provided information regarding Hudson Shines, LLC. He said that staff has worked closely with Mr. John Courtney, and he said that the proposed project is an innovative way to partner with a local company. Discussion followed concerning liability, an easement agreement, and private construction and ownership.*

## 9. Appointments

*Mr. Wooldredge said that the City is accepting applications through September 7th for partial terms on the Environmental Awareness Committee and the Architectural & Historic Board of Review. Mayor Basil encouraged interested citizens to apply.*

## 10. Downtown Phase II Development

- A. [18-0071](#) **Downtown Phase II Development - Planned Development Preliminary Plan (PC 2018-3487) - Motion to accept the Planning Commission recommendation and conditions of July 23, 2018, subject to the following: that the Planning Commission recommendation of the Planned Development Final Plan be forwarded to City Council for review and acceptance.**
- Executive Summary:** Planning Commission has forwarded a recommendation to approve the Downtown Phase II Planned Development Preliminary Plan (PC Case 2018-3487) subject to the conditions listed in the decision of July 23, 2018. City Council held a public hearing regarding this matter on August 14, 2018, followed by discussions at the meeting of August 21, 2018 and workshop of August 28, 2018.
- Attachments:** [PC Recommendation 2017-3487 Preliminary Plan Downtown Phase II](#)  
[P2018-3487 SR July 23 2018 meeting](#)  
[DTPH2 Preliminary Plan 2018-07-02](#)  
[Memo from City Manager 8-16-2018](#)  
[Memo from City Manager 8-24-2018](#)

*Mr. Kelemen spoke in support of approving the Preliminary Plan, given assurances that details will be worked out and the Final Plan will be subject to further approval by Council. Mr. DeSaussure also supported this course of action, noting that this action incorporates all recommendations of the Planning Commission.*

**A motion was made by Dr. Williams, seconded by Mr. Wooldredge, to accept the Planning Commission recommendation and conditions of July 23, 2018, subject to the following: that the Planning Commission recommendation of the Planned Development Final Plan be forwarded to City Council for review and acceptance. The motion carried by the following vote:**

**Aye:** 6 - Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge and Mr. DeSaussure

## 11. Suspension of the Rules for the Consent Agenda

**A motion was made by Mr. Wooldredge, seconded by Mr. Kelemen, 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. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mr. DeSaussure and Mr. Hanink

## Approval of the Consent Agenda

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

Aye: 6 - Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mr. DeSaussure, Mr. Hanink and Mr. Kelemen

- A. [18-125](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AMERICAN LEGAL PUBLISHING CORPORATION FOR CODIFICATION SERVICES; AND DECLARING AN EMERGENCY.**  
**Executive Summary:** This Resolution will authorize a professional services contract with American Legal Publishing for legal and publication services relating to the City's Codified Ordinances.

**Attachments:**      [Supplement Contract 2018](#)  
                                 [Resolution No. 18-125](#)

Resolution No. 18-125 was passed on the Consent Agenda.

- B. [18-126](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH N2NET, INC. FOR A VOICE OVER INTERNET PROTOCOL (VoIP) TELEPHONE REPLACEMENT SYSTEM; AND DECLARING AN EMERGENCY.**  
**Executive Summary:** The City of Hudson's VoIP phone system is approaching seven years old, it is currently not supported and some of the equipment is beginning to fail. In lieu of investing significant funds into an old system, and with an increasing risk of extended outages, we have decided that replacing the existing VoIP system is the best course of action. After an extensive research and review process conducted by staff we have selected the Digium SwitchVox Phone system provided by N2Net as the replacement VoIP solution.

**Attachments:**      [Phone Comparison Chart](#)  
                                 [N2Net Quote 8-30-2018](#)  
                                 [Resolution No. 18-126](#)

Resolution No. 18-126 was passed on the Consent Agenda.

- C. [18-127](#)      **A RESOLUTION AFFIRMING THE APPLICATION SUBMITTED BY THE CITY MANAGER'S DESIGNEE TO THE FIREHOUSE SUBS FOUNDATION FOR GRANT FUNDING.**  
**Executive Summary:** The Firehouse Subs Foundation provides lifesaving equipment and needed resources to first responders and public safety organizations. The City has requested grant funding of approximately \$20,000, for which no local funding match is required.

**Attachments:**      [Resolution No. 18-127](#)

Resolution No. 18-127 was passed on the Consent Agenda.

- D. [18-128](#)      **A RESOLUTION DESIGNATING A CERTAIN INDIVIDUAL TO ATTEND CERTIFIED OHIO SUNSHINE LAWS TRAINING; AND DECLARING AN EMERGENCY.**

**Executive Summary:** In accordance with the Ohio Public Records Law, Ohio Revised Code Sections 109.43 and 149.43(E)(1), elected government officials or their designees must attend a three-hour public records training program during each term of elective office.

**Attachments:**      [Resolution No. 18-128](#)

**Resolution No. 18-128 was passed on the Consent Agenda.**

## 12.      **Legislation**

- A.      [18-116](#)      **A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE INSTALLATION OF AN AMERICANS WITH DISABILITIES ACT (ADA) RAMP AT THE NEW ADMINISTRATION BUILDING LOCATED AT 1140 TEREX ROAD; AND DECLARING AN EMERGENCY.**

**Executive Summary:** To be ADA compliant, a ramp needs to be installed at the new administration building located at 1140 Terex Road. The City of Hudson received a \$75,000 U.S. Department of Housing and Urban Development Community Development Block Grant through the Summit County Department of Community and Economic Development for the installation of this ramp. The grant funding must be used by December 31, 2018. In response to concerns raised at the August 14, 2018, Council workshop, staff provided the attached information.

**Attachments:**      [ADA Ramp Information - 8-21-18](#)

[Resolution No. 18-116](#)

*Mr. DeSaussure acknowledged that he had criticized the design of this ramp out of frustration; while he understood ADA regulations, he felt that the ramp will be underutilized due to the 8% grade. However, Mr. DeSaussure supported passage of Resolution No. 18-116, as the plans are to Code. Mr. Weinstein noted that the City will benefit from \$75,000 in Community Development Block Grant funding for this project. Mayor Basil noted that several local residents have also benefited from CDBG funding.*

**A motion was made by Mr. Wooldredge, seconded by Mr. Hanink, to pass Resolution No. 18-116. The motion carried by the following vote:**

**Aye:**    6 -    Dr. Williams, Mr. Wooldredge, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen and Mr. Weinstein

- B.      [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](#)

**Mayor Basil read the title Ordinance No. 18-122, which constituted its second reading.**

**A motion was made by Mr. Weinstein, seconded by Mr. Wooldredge, to suspend the rule requiring three readings to allow for passage of Resolution No. 18-122. The motion failed by the following vote:**

**Aye:** 4 - Mr. Wooldredge, Mr. DeSaussure, Mr. Weinstein and Dr. Williams

**Nay:** 2 - Mr. Hanink and Mr. Kelemen

**C.     [18-129](#)**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH M. CAMPBELL CONTRACTING, LLC FOR THE HUDSON DRIVE WATERLINE EXTENSION PROJECT; AND DECLARING AN EMERGENCY.**

**Executive Summary:** This project will involve the installation of a new 12” watermain to provide drinking water and fire suppression to properties along Hudson Drive near the Hudson Gate Drive intersection.

Attachments:     [Exhibit A - Locaton Map](#)  
                              [Bid Tabulation - Akron Option](#)  
                              [Resolution No. 18-129](#)

**Mayor Basil read the title of Resolution No. 18-129, which constituted its first reading.**

**D.     [18-130](#)**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LOCKHART CONCRETE COMPANY FOR THE HUDSON DRIVE WATERLINE EXTENSION PROJECT; AND DECLARING AN EMERGENCY.**

**Executive Summary:** This project will involve the installation of a new 12” watermain to provide drinking water and fire suppression to properties along Hudson Drive near the Hudson Gate Drive intersection.

Attachments:     [Exhibit A - Location Map](#)  
                              [Bid Tabulation - Metro RTA Option](#)  
                              [Resolution No. 18-130](#)

**Mayor Basil read the title of Resolution No. 18-130, which constituted its first reading.**

**13. Executive Session**

A motion was made by Mr. Wooldredge, seconded by Mr. Kelemen, to enter into executive session to consider confidential information related to negotiations with another political subdivision respecting a request for economic development assistance whereby the information is related to public infrastructure improvements or the extension of utility services that are directly related to an economic development project –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. The motion carried by the following vote:

**Aye:** 6 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to enter into executive session to consider the purchase of property for a public purpose. The motion carried by the following vote:

**Aye:** 6 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

A motion was made by Mr. Wooldredge, seconded by Mr. Weinstein, to enter into executive session to consider a personnel matter concerning the employment of a public employee. Mayor Basil recessed the meeting at 8:54 p.m. after the motion carried by the following vote:

**Aye:** 6 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

*Mayor Basil reconvened the regular meeting at 9:45 p.m.*

**14. Adjournment**

There being no further business, Mayor Basil adjourned the Council meeting at 9:45 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.*