



# City of Hudson, Ohio

## Meeting Minutes - Draft City Council Workshop

*Jeffrey L. Anzevino, Mayor*  
*Christopher W. Foster, President of Council (Ward 2)*  
*Christopher A. Banweg, Council Member (At-Large)*  
*Michael W. Bird, Council Member (Ward 4)*  
*Patricia L. Goetz, Council Member (Ward 1)*  
*Karen E. Heater, Council Member (At-Large)*  
*Nicole V. Kowalski, Council Member (At-Large)*  
*Skylar J. Sutton, Council Member (Ward 3)*

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

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Tuesday, May 27, 2025

7:30 PM

Town Hall  
27 East Main Street

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### 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 Foster, in accordance with Council Rules.**

**Present:** 6 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

**Absent:** 1 - Mr. Banweg

*Others & Staff in Attendance: Mr. Sheridan, City Manager; Ms. Fernandez, Community Project Planner; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; and Mr. Varnes, Fire/EMS Chief.*

### 2. Correspondence and Council Comments

*Mrs. Heater provided an update on the Park Board meeting that was held on May 19, 2025.*

*Dr. Goetz expressed appreciation to City staff for their efforts in organizing the Memorial Day parade.*

*Mrs. Kowalski read an email from a resident concerning comments made by Mr. Foster to Senator Weinstein on Memorial Day.*

*Dr. Bird also extended thanks to City staff and the Military and Veterans' Commission for their contributions to the parade.*

*Mr. Sutton congratulated the Hudson Middle School Science Olympiad Team on their 8th-place finish at the national level and expressed interest in officially recognizing them at a future Council meeting. He also provided an update on the May 22, 2025, Tree Commission meeting.*

*Mayor Anzevino shared his upcoming engagements, including speaking with students at Hudson Intermediate*

*School about local government, kicking off the Community Bike Ride event on Saturday, attending an Eagle Scout Court of Honor for Troop 321, and congratulating the Class of 2025 from both Hudson Schools and Western Reserve Academy. He also offered his condolences to the City of Green and the family of the 13-year-old boy who tragically lost his life during the Memorial Day Parade.*

*Mr. Foster commented on the letter read by Mrs. Kowalski and shared reflections on a Memorial Day speech he heard while visiting Mill Springs National Cemetery in Kentucky.*

### 3. Discussion Items

- A. [25-0070](#) **An update and discussion with the Hudson City Council regarding the Fire & EMS Subcommittee Funding and Recommendations.**  
**Brief Description:** The Council Subcommittee and Administration will discuss their recommendation for funding Fire and EMS over the next 5 to 7 years.

**Attachments:** [5yr Sidewalk Budget - revised May 2025](#)  
[2025 General Fund Related Five Year Capital Updated 5-19-25](#)  
[Updated Fire-EMS Five Year Plan 5-6-25](#)

*Mrs. Heater summarized the Fire/EMS subcommittee's May 12, 2025, meeting with City Administration. Mr. Sheridan noted that staff is exploring the implementation of a daytime shift starting in July, with full-time staffing planned for 2026. He also provided estimates on increased costs for personnel and renovations, along with annual funding requirements and possible funding strategies. Chief Varnes shared his perspective on the recommendation, stating that they are prepared to begin daytime staffing on July 7, 2025. Mr. Knoblauch indicated that the budget will continue to be reviewed and adjusted as needed. Council discussion followed on various topics, including how neighboring cities finance their Fire Departments, alternative funding models, bond rating considerations, the capital reserve fund for replacing large apparatus, and long-term funding challenges. There was consensus to move forward with a daytime shift to start in July with further financial discussions during budget discussion in September.*

**This matter was discussed.**

- B. [25-0053](#) **Downtown Development Discussion**  
**Brief Description:** Council discussion regarding the implementation of the Comprehensive Plan recommendations for the downtown development site.

**Attachments:** [Staff Memo 5.27.25 - Final](#)  
[DT Financial Summary](#)  
[DT Concept Plan Combined](#)  
[April 2025 Council Memo](#)

*Mr. Hannan provided a summary from the previous discussions with Council and information requested. Ms. Fernandez provided information regarding the upgrading of the sanitary sewer infrastructure, review of financial summary, and concept plan. Council discussion followed that included density compared to surrounding areas, size of houses, and space between houses. There was Council consensus for staff to move forward with issuing an RFP for design.*

**This matter was discussed.**

- C. [25-0071](#) **Short Term Rental Program - 2025 Update**  
**Brief Description:** City staff is submitting an update on the Short Term Rental regulations and permitted sites per Chapter 876.

**Attachments:**    [City Council Memo - STR 5.13.25](#)  
[STR Mapped Locations](#)  
[Chapter 876 Short Term Rental Operations](#)

*Mr. Hannan provided an update on the Short-Term Rental Program.*

**This matter was discussed.**

#### **4. Proposed Consent Agenda for June 3, 2025, Council Meeting**

- A.    [TMP-7965](#)    **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDMENT TO THE CONTRACT WITH THE REGIONAL STORMWATER MANAGEMENT PROGRAM SERVICE AGREEMENT BETWEEN THE NORTHEAST OHIO REGIONAL SEWER DISTRICT AND THE CITY OF HUDSON AND DECLARING AN EMERGENCY.**

**Brief Description:** The service agreement between the Northeast Ohio Regional Sewer District (NEORS) and the City is required to ensure the consistent and coordinated delivery of the NEORS Regional Stormwater Management Program services within the City of Hudson.

**Attachments:**    [Exhibit 1 - NEORS](#)  
[Draft Resolution](#)

*Dr. Bird asked how were areas identified that are being removed, how does a property go about getting removed, and how much does it cost a property owner. Mr. Sheridan provided the reasons for the amendment, how properties are made part of the overall map, and funding received.*

**This Resolution was forwarded for further consideration at the June 3, 2025, Council meeting.**

- B.    [TMP-7964](#)    **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH GPD GROUP FOR A STORM SEWER STUDY FOR EDGEVIEW DRIVE; AND DECLARING AN EMERGENCY**

**Brief Description:** This study will analyze storm water improvements near 2123 Edgeview Drive to help alleviate flooding near the address.

**Attachments:**    [Exhibit Edgeview Dr Storm Study May 2025](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the June 3, 2025, Council meeting.**

- C.    [TMP-7968](#)    **A RESOLUTION DESIGNATING MARGARET TUSSEY AS THE ALTERNATE DELEGATE TO THE REGIONAL COUNCIL OF GOVERNMENTS THAT ADMINISTERS THE REGIONAL INCOME TAX AGENCY; AND DECLARING AN EMERGENCY.**

**Brief Description:** This Resolution designates Margaret Tussey as the alternate delegate to the Regional Council of Government that administers the Regional Income Tax Agency (RITA).

**Attachments:**     [Resolution No. 1980-029](#)  
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the June 3, 2025, Council meeting.

- D.     [TMP-7973](#)     **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR CONSTRUCTION OF THE FIRST YEAR FIBER TO THE HOME PROJECT WITH THE LOWEST AND BEST BIDDER.**

**Brief Description:** This contract is for the construction of the first year of Velocity Broadband fiber to the home (FTTH) network project.

**Attachments:**     [Deployment Phase 1-Bid Construction Areas](#)  
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the June 3, 2025, Council meeting.

## 5.     **Proposed Legislation for June 3, 2025, Council Meeting**

- A.     [25-57](#)     **AN ORDINANCE AMENDING CHAPTERS 1205, 1206, AND 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH A PERMANENT PROHIBITION RELATED TO MARIJUANA FACILITIES.**

**Brief Description:** A proposed ordinance to establish a permanent ban on marijuana facilities within the City of Hudson.

**Attachments:**     [Ordinance No. 25-57](#)  
[ORD 25-57 proposed PC recommendation 4.14.25](#)  
[PC 25-256 Decision - LDC amendment -Marijuana](#)  
[SR 2025-256 LDC Amendment - Marijuana](#)  
[Zoning for Marijuana Facilities - surrounding communities](#)  
[Lets Talk Hudson page and survey results](#)

Ordinance No. 25-57 was forwarded for further consideration at the June 3, 2025, Council meeting.

- B.     [TMP-7948](#)     **AN ORDINANCE AMENDING PART FOUR, “TRAFFIC CODE,” OF THE CODIFIED ORDINANCES, TO AMEND CHAPTER 410 TRAFFIC SCHEDULES.**

**Brief Description:** This is 1 of 3 Ordinances that will enact or amend City of Hudson Codified Ordinances as listed in Exhibit A of the Ordinance. These changes will be used to regulate on-street parking of landscape trucks within the City as discussed at the October 22, 2024 and March 11, 2025 Council Workshops.

**Attachments:**     [Landscape Trucks - Parking](#)  
[Draft Ordinance](#)

*Responding to a question, Mr. Kosco explained why SR 91 was excluded and why only a portion of SR 303 was*

included, noting that parking restrictions apply seven days a week. Mr. Sutton inquired about the possibility of consolidating the three associated pieces of legislation into a single measure. Mr. Sheridan confirmed that he would follow up with Mr. Pitchford regarding the consolidation. Responding to a question, Mr. Sheridan, stated that staff will report back to Council on the removal of parking spaces along Hudson-Aurora once the Adaptive Signals have been active for a couple months.

**This Ordinance was forwarded for further consideration at the June 3, 2025, Council meeting.**

- C. [TMP-7947](#) **AN ORDINANCE AMENDING PART EIGHT, “BUSINESS REGULATION AND TAXATION CODE,” CHAPTER 860 OF THE CODIFIED ORDINANCES.**

**Brief Description:** This is 2 of 3 Ordinances that will enact or amend City of Hudson Codified Ordinances as listed in the attached Exhibit A of the Ordinance. These changes will be used to regulate on-street parking of landscape trucks within the City as discussed at the October 22, 2024 and March 11, 2025 Council Workshops.

**Attachments:** [Landscape No Parking Map](#)  
[Draft Ordinance](#)

**This Ordinance was forwarded for further consideration at the June 3, 2025, Council meeting.**

- D. [TMP-7949](#) **AN ORDINANCE AMENDING PART EIGHT, “BUSINESS REGULATION AND TAXATION CODE,” OF THE CODIFIED ORDINANCES, TO CREATE CHAPTER 861 LANDSCAPING SERVICES.**

**Brief Description:** This is 3 of 3 Ordinances that will enact or amend City of Hudson Codified Ordinances as listed in Exhibit A of the Ordinance. These changes will be used to regulate on-street parking of landscape trucks within the City as discussed at the October 22, 2024 and March 11, 2025 Council Workshops.

**Attachments:** [Landscape No Parking Map](#)  
[Draft Ordinance](#)

**This Ordinance was forwarded for further consideration at the June 3, 2025, Council meeting.**

- E. [TMP-7989](#) **AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 672.02 IN ORDER TO COMPLY WITH STATE LAW.**

**Brief Description:** The City of Hudson is interested in updating its concealed weapons ordinance to conform with Ohio law on the topic.

**Attachments:** [Draft Ordinance](#)

**This Ordinance was forwarded for further consideration at the June 3, 2025, Council meeting.**

- F. [TMP-7991](#) **AN ORDINANCE AMENDING CHAPTER 1206.01 OF THE LAND DEVELOPMENT CODE RELEVANT TO THE RESIDENTIAL USE SETBACK FOR BOARDING KENNELS AND VETERINARY FACILITIES WITHIN THE TABLE OF**

**PERMITTED AND CONDITIONAL USES BY ZONE DISTRICT**

**Brief Description:** Ordinance to incorporate a 500 foot setback to adjacent residential uses for boarding kennels and veterinary facilities.

**Attachments:** [Draft Ordinance](#)

*Mr. Foster provided the reason for bringing this piece of legislation forward. Mr. Sutton asked staff to provide a map indicating the locations of existing kennels within the City and how they would be affected by the proposed change.*

**This Ordinance was forwarded for further consideration at the June 3, 2025, Council meeting.**

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

*Mr. Foster noted that a Proclamation for Hudson Days will appear on the June 3, 2025, Council agenda.*

**7. Adjournment**

**There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 8:41 p.m.**

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**Christopher W. Foster, President of Council**

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**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.*