



# City of Hudson, Ohio

## Meeting Minutes - Final

### City Council

*Craig A. Shubert, Mayor*

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

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

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

*Christopher W. Foster, Council Member (Ward 2)*

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

*Katherine R. Schlademan, Council Member (Ward 1)*

*Skylar J. Sutton, Council Member (Ward 3)*

*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 21, 2021

7:30 PM

Town Hall  
27 East Main Street

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#### 1. Call to Order

Mayor Shubert 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. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton 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. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; and Mr. Sheridan, Assistant City Manager - Professional Services.*

#### 4. Approval of the Minutes

##### A. [21-0077](#) Minutes of Previous Council Meetings

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

Attachments:     [September 7, 2021 Meeting Minutes - DRAFT](#)  
[September 14, 2021 Council Workshop Minutes - DRAFT](#)

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

## 5. Public Hearing

- A.     [21-71](#)     **AN ORDINANCE AMENDING CHAPTERS 1201 “GENERAL PROVISIONS,” 1202 “ADMINISTRATIVE AND REVIEW ROLES”, 1203, “DEVELOPMENT REVIEW AND ADMINISTRATIVE PROCEDURES,” 1205, “ZONING DISTRICTS - CITY OF HUDSON ZONING MAP”, 1206, “USE REGULATIONS,” AND APPENDIX D “ARCHITECTURAL DESIGN STANDARDS” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT THE 2021 LAND DEVELOPMENT CODE UPDATE.**
- Brief Description:** As part of regular reviews of the Land Development Code, City staff has recently reviewed and updated a list of proposed amendments to continue some commercial focus items but also to incorporate some proposed amendments focused on efficiency and addressing noted requests from Council and residents.

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[PC Case No. 21-726 Recommendation - 2021 LDC Amendments \(7-26-21\)](#)  
[Notice of Public Hearing on 9-21-2021](#)  
[Ordinance No. 21-71 \(with proposed PC Recommendation\)](#)  
[Ordinance No. 21-71 \(as introduced 6-15-21\)](#)

*Mayor Shubert opened the public hearing for Ordinance No. 21-71 at 7:32 p.m.*

*There being no comments from the public or from Council members, Mayor Shubert closed the public hearing at 7:33 p.m.*

**A public hearing was held for Ordinance No. 21-71.**

## 6. Public Comments

*Mayor Shubert referred to comments he had made during the September 13, 2021, Hudson Board of Education meeting. He explained his concerns about curriculum materials he deemed inappropriate, the accountability therefore, and the need to protect children. He encouraged attendees to express their thoughts during the public comments period that followed.*

*Mrs. Karen Farkas, 7286 Glastonbury Drive, spoke in opposition of the Mayor Shubert's comments at the Board of Education meeting. She asked for the Mayor to apologize and resign. She announced that there is a community effort to recall the Mayor should he not resign, and she provided details for the recall process in accordance with the City's Charter (see statement attached to record copy of these minutes).*

*Mr. Bill Klausman, 2746 Blue Heron, spoke in support of Mayor Shubert's subject comments. He read a proposed Resolution, commending and supporting the Mayor.*

*Ms. Kathy Lowman, address unknown, said that there is a need for the School District to listen to concerned parents and take appropriate actions to address problems identified by parents. She thanked the Mayor for standing up for parents and students.*

*Mr. Barak Kraus, 5763 Reserve Lane, said that he spoke as one of many concerned parents, and he supported Mayor Shubert for standing up to protect the children.*

## 7. Correspondence and Council Comments

*Referring to the recent Hudson Board of Education meeting, Mr. Wooldredge read excerpts from a recent Beacon Journal editorial concerning the Mayor's "bullying" behavior. He said that the Mayor's comments were inappropriate, false, and hurtful to the community. He further stated that Board members' lives have been threatened, and he asked the Mayor to apologize to the people of Hudson, Board of Education members, staff, teachers, and students.*

*Mrs. Kowalski agreed with Mr. Wooldredge's statement, and she also expressed concern regarding the current political climate and character assassinations that have occurred during prior election years. She encouraged Hudson voters to research the current candidates before selecting their representatives.*

*Mr. Foster agreed, and he provided an example of character assassination, based on email statements concerning Mr. Sutton, Mrs. Bigham, Mayor Shubert, and himself during their most recent election campaigns. He also encouraged voters to do their research prior to the November elections.*

*Addressing Mr. Foster's comments, Mr. DeSaussure said the email statements were authored by someone who was not on Council, and while Mr. DeSaussure acknowledged that he was copied on the email, he did not personally respond. He agreed that parents have a right to express curriculum concerns; however, he said that the Mayor did not have the authority to speak in his official capacity and to threaten Board of Education members, and that doing so was ineffective and undermined the legitimacy of the Mayor's important position within the City's government.*

*Ms. Schlademan said she was saddened by the fracture in the Hudson community and wished that everyone would all try to be better.*

*Mr. Sutton said he was also saddened, as well as disappointed. He also asked the Mayor to apologize and said that the situation could have been handled differently.*

*Responding to Mrs. Kowalski's inquiry, Mr. Foster read the names of the individuals on the email communication he read from previously, noting that the author's name was not available.*

## 8. Report of Manager

- A. [21-0078](#) **Recommendation for Postponement of 2021 Sidewalk Projects**  
**Brief Description:** Staff is recommending that the SR 303 Sidewalk (Nicholson - W. Case) and Owen Brown Street Sidewalk (Lennox to Morse Road; NS RR underpass) be postponed until 2022.

*Mr. Sheridan explained the recommendation to postpone until 2022 the State Route 303 Sidewalk Project and the Owen Brown Street Sidewalk Project, due to a possible waterline project in conjunction with proposed plans for the Downtown Phase 2 area and possible funding opportunities from the American Recovery Plan Act. He said that the City does not want to inconvenience residents in these areas more than necessary and will coordinate all projects to allow for minimal disruption.*

*Mr. Sutton questioned how this will affect future projects and noted that it is important for Ward 3 projects to*

remain on course. Mr. Sheridan said that other projects within budget will be moved forward in place of the ones being postponed, and the City will remain on schedule to complete the Sidewalk and Trail Plan in 2025. Brief discussion followed concerning the budget deliberations, scheduled during upcoming workshops.

**This matter was discussed.**

**9. Discussion Item**

**A. The Downtown Development Phase 2 - Fairmont Plan Discussion**

**Brief Description:** The City Administration would like to follow-up with City Council to discuss the proposed schedule for public input, and the purchase and sale agreement on the Fairmont conceptual plan presented to Council for the Downtown Phase 2 properties.

*Ms. Howington reviewed a tentative development timeline. She encouraged the public to attend a community open house at the City Hall at 7 p.m. on September 29, 2021, for the purpose of gathering public input and answering questions about the plans for Downtown Phase 2, as proposed by Fairmount Properties. There was consensus among Council members to host two or three such open houses to gauge public input prior to moving forward. It was determined that the open houses will be held as special Council workshops, and the City will collect comment sheets from participants. Beyond the open houses, Ms. Howington said that public dialogue will continue throughout the review process, and the City will also provide an interactive online forum for citizen input.*

**This matter was discussed, and action items are noted above.**

**10. Appointments**

*None.*

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

**A motion was made by Mr. Wooldredge, seconded by Mr. Foster, 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. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

**Approval of the Consent Agenda**

**A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to approve the Consent Agenda. Mayor Shubert declared the Consent Agenda passed after the motion carried by the following vote:**

**Aye:** 6 - Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge and Mr. DeSaussure

**A. [21-0080](#)**

**A Motion to Acknowledge the Timely Receipt of the August 2021 Monthly Financial Report**

**Brief Description:** Financial summaries are provided each month for Council's review.

Attachments:      [August 2021 Financial Report](#)

Motion No. 21-0080 was passed on the Consent Agenda.

- B.      [21-0081](#)      **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding a Stock Transfer for a Permit to Sell Alcoholic Beverages for Fred W. Albrecht Grocery Co., DBA Acme Fresh Market 4, 116 W. Streetsboro Street, Hudson.**
- Brief Description:** The Clerk is in receipt of the attached Notice to Legislative Authority dated September 2, 2021, from the Ohio Division of Liquor Control concerning Council's opportunity to request a hearing regarding this permit.
- Attachments:      [Hyperlink - Permit Classes](#)  
                                 [Notice to Legislative Authority](#)

Motion No. 21-0081 was passed on the Consent Agenda.

- C.      [21-0082](#)      **A Motion to Authorize the City Manager to Utilize the American Recovery Plan Act (ARPA) Funding Towards the Design and Construction of the SR 303 Water Transmission Line Replacement Project.**
- Brief Description:** This action will authorize spending ARPA funding on the SR 303 water transmission line replacement project. The total ARPA funding is \$2,329,349.30. The project is scheduled to begin in 2022.
- Attachments:      [SR 303 Concept Drawing](#)

Motion No. 21-0082 was passed on the Consent Agenda.

- D.      [21-94](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM FUNDS, RESURFACING PROGRAM FUNDS, AND TRANSPORTATION ALTERNATIVES SET ASIDE FUNDING PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY TO CONSTRUCT THE VARIOUS PROJECTS LISTED HEREIN; AND DECLARING AN EMERGENCY.**
- Brief Description:** This legislation is necessary to apply to AMATS for federal funds.
- Attachments:      [Project Map](#)  
                                 [Resolution No. 21-94](#)

Resolution No. 21-94 was passed on the Consent Agenda.

- E.        [21-95](#)        **A RESOLUTION AUTHORIZING THE CITY MANAGER TO MAKE A JOINT APPLICATION WITH THE CITY OF STOW, OHIO (“STOW”) FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (“STBG”) FUNDS PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY (“AMATS”) FOR THE NORTON ROAD RECONSTRUCTION PROJECT; AND DECLARING AN EMERGENCY.**

**Brief Description:** This legislation is necessary to apply to AMATS for federal funds. The City of Stow is the sponsor for this improvement.

**Attachments:**        [Resolution No. 21-95](#)

**Resolution No. 21-95 was passed on the Consent Agenda.**

- F.        [21-96](#)        **A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE EXISTING AGREEMENT WITH GRANICUS, INC. TO PROVIDE A BOARDS AND COMMISSIONS UPGRADE.**

**Brief Description:** Staff is recommending an upgrade to the current software solution with Granicus to add a feature for boards and commissions that will create efficiencies and streamline the applications and appointments process, from data input to communications, record keeping and online reporting.

**Attachments:**        [Information Sheet](#)  
                                 [Proposed Amendment to Granicus Service Agreement](#)  
                                 [Resolution No. 21-96](#)

**Resolution No. 21-96 was passed on the Consent Agenda.**

- G.        [21-97](#)        **A RESOLUTION AFFIRMING THE ACCEPTANCE BY THE CITY MANAGER’S DESIGNEE OF AN ASSISTANCE TO FIREFIGHTERS GRANT AWARDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.**

**Brief Description:** The City Manager’s Designee has accepted an Assistance to Firefighters Grant in the amount of \$174,872.73 to fund the purchase of self-contained breathing apparatuses (SCBAs) for the Hudson Fire Department. The City’s match is \$17,487.27.

**Attachments:**        [Resolution No. 21-97](#)

**Resolution No. 21-97 was passed on the Consent Agenda.**

- H.        [21-98](#)        **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:      [Resolution No. 21-98](#)

Resolution No. 21-98 was passed on the Consent Agenda.

## 12.      Legislation

- A.      [21-71](#)      **AN ORDINANCE AMENDING CHAPTERS 1201 “GENERAL PROVISIONS,” 1202 “ADMINISTRATIVE AND REVIEW ROLES”, 1203, “DEVELOPMENT REVIEW AND ADMINISTRATIVE PROCEDURES,” 1205, “ZONING DISTRICTS - CITY OF HUDSON ZONING MAP”, 1206, “USE REGULATIONS,” AND APPENDIX D “ARCHITECTURAL DESIGN STANDARDS” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT THE 2021 LAND DEVELOPMENT CODE UPDATE.**
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                                 [PC Case No. 21-726 Recommendation - 2021 LDC Amendments \(7-26-21\)](#)  
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                                 [Ordinance No. 21-71 \(with proposed PC Recommendation\)](#)  
                                 [Ordinance No. 21-71 \(as introduced 6-15-21\)](#)

Mayor Shubert read the title of Ordinance No. 21-71, which constituted its second reading.

- B.      [21-92](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT ACT AREA AGREEMENT WITH “PROJECT CRUNCH”; AND DECLARING AN EMERGENCY.**
- Brief Description:** “Project Crunch” is currently looking to purchase 35 acres at Season’s Greene to build a 200,000 - 250,000 square foot centralized robotic warehousing storage and fulfillment center located at Patriot Parkway and Seasons Road.

Attachments:      [Resolution No. 21-92](#)

Mayor Shubert read the title of Resolution No. 21-92, which constituted its second reading.

- C.        [21-93](#)            **A RESOLUTION AUTHORIZING AN AMENDMENT TO THE CITY MANAGER’S EMPLOYMENT AGREEMENT.**  
**Brief Description:** This Resolution authorizes an amendment to City Manager Jane Howington’s employment agreement to provide a merit increase in salary.  
**Attachments:**        [Resolution No. 21-93](#)

Mayor Shubert read the title of Resolution No. 21-93, which constituted its second reading.

- D.        [21-99](#)            **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$7,725,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING CITY-OWNED PROPERTY LOCATED AT 5810 HUDSON DRIVE BY CONSTRUCTING, FURNISHING EQUIPPING AND OTHERWISE IMPROVING (i) A NEW SALT STORAGE FACILITY AND (ii) A NEW BUS MAINTENANCE AND STORAGE FACILITY AND CLEARING, IMPROVING AND EQUIPPING THE SITE.**  
**Brief Description:** This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the sale of notes to finance the cost of the new bus garage and salt storage facility.  
**Attachments:**        [Fiscal Officer's Certificate](#)  
                                 [Ordinance No. 21-99](#)

Mayor Shubert read the title of Ordinance No. 21-99, which constituted its first reading.

- E.        [21-100](#)            **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$740,000 OF TAXABLE ECONOMIC DEVELOPMENT NONTAX REVENUE BOND ANTICIPATION NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING APPROXIMATELY 4.0 ACRES OF REAL PROPERTY LOCATED NEAR THE SOUTHWEST CORNER OF OWEN BROWN STREET AND MORSE ROAD.**  
**Brief Description:** This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the rollover of note proceeds used to pay for the former Windstream property at 100 Owen Brown Street, purchased as part of the Downtown Phase II Project.  
**Attachments:**        [Ordinance No. 21-100](#)

Mayor Shubert read the title of Ordinance No. 21-100, which constituted its first reading.

- F.        [21-101](#)        **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,000,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY’S ELECTRIC SYSTEM BY ACQUIRING AND INSTALLING A NEW DISTRIBUTION TRANSFORMER, TOGETHER WITH THE NECESSARY REGULATORS, CONTROL EQUIPMENT AND APPURTENANCES THERETO.**
- Brief Description:** This ordinance allows for the financing of Hudson Public Power’s replacement of a distribution transformer at its’ Eastside substation (located on Stow Road, across the street from Hudson City School District’s baseball complex).

**Attachments:**        [Fiscal Officer's Certificate](#)  
                                 [Ordinance No. 21-101](#)

Mayor Shubert read the title of Ordinance No. 21-101, which constituted its first reading.

- G.        [21-102](#)        **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$850,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL AND SIDEWALKS IN VARYING WIDTHS ALONG BARLOW ROAD, TOGETHER WITH ALL NECESSARY DRAINAGE AND RELATED IMPROVEMENTS AND APPURTENANCES THERETO.**
- Brief Description:** This ordinance allows for the financing of the sidewalk/trail installation on West Barlow Road from State Route 91 to Nicholson Drive.

**Attachments:**        [Fiscal Officer's Certificate](#)  
                                 [Ordinance No. 21-102](#)

Mayor Shubert read the title of Ordinance No. 21-102, which constituted its first reading.

- H.        [21-103](#)        **A RESOLUTION AFFIRMING THE CITY MANAGER’S ACTION TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH MICHAEL MITOV AND LISA MITOV TO ACQUIRE REAL PROPERTY LOCATED AT 2217 RAVENNA STREET (PERMANENT TAX PARCEL NUMBERS 30-00969 AND 30-03461) IN THE CITY OF HUDSON, OHIO, FOR PUBLIC PURPOSES; AND DECLARING AN EMERGENCY.**
- Brief Description:** As a condition precedent to the purchase and sale agreement for the property located at 2217 Ravenna Street going into effect, Council must authorize said agreement. This resolution affirms the City Manager’s action of entering into the agreement and authorizes the purchase of property located at 2217 Ravenna Street, including approximately 7.26 acres on two adjacent parcels (#30-00969 & 30-03461) for future public purposes. (See ALTA map attached.)

Attachments:     [2217 Ravenna St ALTA Survey Map](#)  
[Resolution No. 21-103](#)

Mayor Shubert read the title of Resolution No. 21-103, which constituted its first reading.

### 13.     **Adjournment**

There being no further business, Mayor Shubert adjourned the Council meeting at 8:31 p.m.

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**Craig A. Shubert, 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.*