



# City of Hudson, Ohio

## Meeting Agenda - Final City Council Workshop

*Jeffrey L. Anzevino, Mayor*  
*Christopher W. Foster, President of Council (Ward 2)*  
*Christopher A. Banweg, Council Member (At-Large)*  
*Karen E. Heater, Council Member (At-Large)*  
*Nicole V. Kowalski, Council Member (At-Large)*  
*Scott Ruffer, Council Member (Ward 4)*  
*Katherine R. Schlademan, Council Member (Ward 1)*  
*Skylar J. Sutton, Council Member (Ward 3)*

*Thomas J. Sheridan, City Manager*  
*John Kolesar, City Solicitor*  
*Aparna Wheeler, Clerk of Council*  
*Elizabeth Slagle, Acting Clerk of Council*

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Tuesday, October 10, 2023

7:30 PM

Town Hall  
27 East Main Street

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1. Call to Order

2. Correspondence and Council Comments

3. Discussion Items

A. [TMP-6902](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO COMPENSATE THE HUDSON VOLUNTEER EMERGENCY MEDICAL SERVICE (EMS) PERSONNEL FOR THE END OF THE YEAR RETENTION STIPEND; AND DECLARING AN EMERGENCY.**

**Brief Description:** In order to thank the City's unpaid EMS volunteers for their service and in gratitude for their dedication and commitment to our community, this Resolution provides retention stipends for unpaid EMS volunteers, who are currently not compensated for their annual volunteer hours.

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

**B.**     [23-0088](#)**Safe Haven Baby Box**

**Brief Description:** The City Communication and Fire Staff will present research for the Council discussion on Safe Haven Baby Boxes, which are devices provided for under the State of Ohio Safe Haven Law and legally permit a mother in crisis to safely, securely, and anonymously surrender if they are unable to care for their newborn. At Council's request, staff has provided the attached updated research.

**Attachments:**   [Safe Haven Baby Box Research August 2023 FINAL](#)  
[Safe Haven Baby Box Research October 10 Update](#)

**Legislative History**

9/12/23           City Council Workshop           discussed

**C.**     [TMP-6914](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE TERMS LISTED WITHIN THE TERM-SHEET FOR THE BROADBAND AGREEMENT BETWEEN THE CITY OF HUDSON AND LIT FIBER HUDSON, LLC AND MOVE TO THE AGREEMENT PHASE.**

**Brief Description:** City staff has been working with the Council Ad-Hoc Committee and Lit Fiber Hudson to determine agreeable terms for the Fiber to the Residents project for several months. In addition to an in-person meeting with Lit Fiber representatives and several versions of the terms being exchanged, the attached term sheet represents a document that all parties have approved.

**Attachments:**   [FINAL Term Sheet 10-5-2023 - Exhibit A](#)  
[Hudson Streets Currently NOT Served by Fiber](#)  
[Draft Resolution](#)

**D.**     [23-0100](#)**Senior Snowplow Program Proposal**

**Brief Description:** At the request of Mayor Anzevino, City staff researched nearby municipal senior snowplow programs (Exhibit A) and assembled a proposal (Exhibit B) for City Council consideration with the purpose of providing senior citizens (65+) and disabled adults emergency snow removal services.

**Attachments:**   [Exhibit A -Municipal Snow Removal Program Chart](#)  
[Exhibit B - Senior Snowplow Program Example](#)

E. [TMP-6876](#) **AN ORDINANCE ESTABLISHING SECTION 1048.141 IN THE CODIFIED ORDINANCES, TO REQUIRE NEW DEVELOPMENTS TO UTILIZE HUDSON PUBLIC POWER ELECTRIC SERVICE AND PROVIDING CITY COUNCIL FIRST RIGHT OF REFUSAL.**  
***Brief Description:*** Ordinance to be added to the code establishing that all new development will be required to utilize Hudson Public Power/City electric service unless Council votes to exempt that development

***Attachments:*** [Electric Service Area](#)  
[1048.141 - draft code section](#)  
[Draft Ordinance](#)

F. [23-84](#) **AN ORDINANCE AMENDING CHAPTERS 1205 “ZONING DISTRICTS-CITY OF HUDSON MAP” AND 1206 “USE REGULATIONS” OF THE LAND DEVELOPMENT CODE.**  
***Brief Description:*** Land Development Code text amendment to establish expanded regulations relevant to the blending of proposed density for residential development adjacent to existing development.

***Attachments:*** [LDC Update Residential Blending - City Council Memo 9.14.23](#)  
[Residential blending - measurement graphic](#)  
[LDC Update Residential Blending - City Council Memo 6.9.23](#)  
[Ordinance No. 23-84](#)  
[Ordinance No. 23-84 \(proposed amendment for 7-18-23\)](#)  
[PC Decision](#)

***Legislative History***

6/20/23	City Council	discussed
6/20/23	City Council	item forwarded to the City Council
7/11/23	City Council	first reading
7/11/23	City Council	postponed to a date certain to the City Council
7/11/23	City Council	item forwarded to the City Council
7/18/23	City Council	second reading
7/18/23	City Council	amended
7/18/23	City Council	referred to Planning Commission

G. [23-0101](#) **An Update on the Purchase or Lease of the Norfolk Southern Abandoned Railroad Right-of-Way in Hudson, Ohio from the Intersection of W. Barlow Road to Veteran’s Way.**

***Brief Description:*** After meeting with Norfolk Southern staff this spring, and a follow up discussion with Hudson City Council this summer, staff has continued discussions with Railroad staff on the potential purchase or lease of the Norfolk Southern property from the intersection of W. Barlow Road to Veteran’s Way. Staff will provide an update on the status of the process of the purchase of the railroad property from W. Barlow Road to Veterans Way.

***Attachments:*** [Railroad Property Acquisition Update 10-2-23](#)

- H. [23-0102](#) **Proposed Improvements to the Downtown Green South of Park Lane**  
***Brief Description:*** Representatives of Peg’s Foundation and city staff will present a proposed improvement plan for the downtown green adjacent to the Baldwin-Buss house project currently under construction.  
***Attachments:*** [2023-09-28 - PARK LANE GREEN - IMAGES](#)  
[Park Lane and Park Lane Green Concept](#)
- I. [23-0103](#) **Boston Mills Road Trail Funding**  
***Brief Description:*** The Park Board has requested that Council consider funding the Boston Mills Road Trail Project out of the General Fund to free up funds in parks for current projects.  
***Attachments:*** [Letter to Council from Park Board 2023.09.25](#)
- J. [23-0104](#) **Preliminary 2024 - 2028 Five-Year Plan Review**  
***Brief Description:*** Staff will present 2024-2028 Five Year Plan Capital for Water, Electric, Storm Water, Golf, Velocity, and Fleet.  
***Attachments:*** [2024 Five Year Capital Summary](#)  
[2024 - 2028 Five Year Plan - Original Draft 9-26-23](#)  
[Council Memo - Five Year Plan Highlights](#)  
[2024 Fleet Replacement Plan 092223](#)
4. **Proposed Consent Agenda for October 17, 2023, Council Meeting**
- A. [TMP-6909](#) **A Motion to Acknowledge the Timely Receipt of the September 2023 Monthly Financial Report**  
***Brief Description:*** Financial summaries are provided each month for Council’s review.  
***Attachments:*** [September 2023 Financial Report](#)
- B. [TMP-6898](#) **AN ORDINANCE AMENDING ORDINANCE NO. 22-143, MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FISCAL YEAR ENDING DECEMBER 31, 2023 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS RELATED TO THE THIRD QUARTER OF 2023.**  
***Brief Description:*** This Ordinance will amend the 2023 budget for additional and/or amended appropriations as listed in the attached Exhibit A.  
***Attachments:*** [3rd Quarter Exhibit A](#)  
[2022 General Fund Carryover](#)  
[Draft Ordinance](#)

- C. [TMP-6856](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR HAZARDOUS MATERIALS MITIGATION AND DEMOLITION OF THE BUILDING AT 94 OWEN BROWN STREET WITH THE LOWEST AND BEST BIDDER.**  
***Brief Description:*** This project involves hazardous materials mitigation and the demolition of the former Windstream building located at 94 Owen Brown Street.  
***Attachments:*** [94 Owen Brown St. Demo Site Boundaries](#)  
[Draft Resolution](#)
- D. [TMP-6902](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO COMPENSATE THE HUDSON VOLUNTEER EMERGENCY MEDICAL SERVICE (EMS) PERSONNEL FOR THE END OF THE YEAR RETENTION STIPEND; AND DECLARING AN EMERGENCY.**  
***Brief Description:*** In order to thank the City's unpaid EMS volunteers for their service and in gratitude for their dedication and commitment to our community, this Resolution provides retention stipends for unpaid EMS volunteers, who are currently not compensated for their annual volunteer hours.  
***Attachments:*** [Draft Resolution](#)
- E. [TMP-6914](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE TERMS LISTED WITHIN THE TERM-SHEET FOR THE BROADBAND AGREEMENT BETWEEN THE CITY OF HUDSON AND LIT FIBER HUDSON, LLC AND MOVE TO THE AGREEMENT PHASE.**  
***Brief Description:*** City staff has been working with the Council Ad-Hoc Committee and Lit Fiber Hudson to determine agreeable terms for the Fiber to the Residents project for several months. In addition to an in-person meeting with Lit Fiber representatives and several versions of the terms being exchanged, the attached term sheet represents a document that all parties have approved.  
***Attachments:*** [FINAL Term Sheet 10-5-2023 - Exhibit A](#)  
[Hudson Streets Currently NOT Served by Fiber](#)  
[Draft Resolution](#)

## 5. Proposed Legislation for October 17, 2023, Council Meeting

- A. [23-102](#) **AN ORDINANCE AMENDING TITLE FOUR - UTILITIES, CHAPTER 1040 - WATER, SECTION 1040.06 OF THE CODIFIED ORDINANCES ENTITLED “WATER WELLS PROHIBITED WHERE MUNICIPAL WATER SERVICE AVAILABLE; EXCEPTIONS”**

**Brief Description:** This amendment will clarify that where City of Hudson water is or becomes available property owner will be required to use City water exclusively for potable water supply, unless a well is already in use. Exceptions for other (non-potable uses) will be permitted with conditions.

**Attachments:** [1040.06.markup - Exhibit "A"](#)

[1040.06.original](#)

[1040.06.proposed](#)

[Ordinance No. 23-102](#)

[23-102 as amended by S. Sutton.10.03.23](#)

*Ordinance No. 23-102 has had three readings and is actionable on October 17, 2023.*

**Legislative History**

8/15/23	City Council	item forwarded to the City Council
9/5/23	City Council	first reading
9/12/23	City Council Workshop	item forwarded to the City Council
9/19/23	City Council	second reading
9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	third reading
10/3/23	City Council	postponed to a date certain to the City Council Workshop

- B. [23-111](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE CITY OF CLEVELAND FOR AN EXTENSION OF A WATER LINE ALONG CHITTENDEN ROAD IN THE VILLAGE OF BOSTON HEIGHTS.**

**Brief Description:** The City of Hudson and the City of Cleveland wish to enter into an agreement in order for the City of Hudson to supply a specified portion of Chittenden Road with Hudson water as shown on the attached map. 6231 Chittenden Road will become the City of Hudson’s customer and the City of Hudson will read, bill, and maintain the waterline along this specified portion of Chittenden Road.

**Attachments:** [Exhibit A - Chittenden Waterline Map](#)

[Boston Heights Approval](#)

[Cleveland Water Approval](#)

[Resolution No. 23-111](#)

*Resolution No. 23-111 is scheduled for a third reading on October 17, 2023.*

**Legislative History**

9/12/23	City Council Workshop	discussed
9/12/23	City Council Workshop	item forwarded to the City Council

9/19/23	City Council	first reading
9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	second reading

C. [23-112](#)

**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. 23-112](#)

*Ordinance No. 23-112 is scheduled for a third reading on October 17, 2023.*

**Legislative History**

9/12/23	City Council Workshop	item forwarded to the City Council
9/19/23	City Council	first reading
9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	second reading

D. [23-113](#)

**AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$925,000 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 1.0 ACRE OF REAL PROPERTY LOCATED AT 94 OWEN BROWN STREET.**

**Brief Description:** This ordinance allows for the financing of the former Windstream property at 94 Owen Brown Street, purchased as part of the Downtown Phase II Project.

**Attachments:** [Ordinance No. 23-113](#)

*Ordinance No. 23-113 is scheduled for a third reading on October 17, 2023.*

**Legislative History**

9/12/23	City Council Workshop	item forwarded to the City Council
9/19/23	City Council	first reading
9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	second reading

E. [23-114](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,400,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF CONSTRUCTING, FURNISHING AND EQUIPPING A NEW CLUBHOUSE AT THE CITY’S ELLSWORTH MEADOWS GOLF CLUB AND CLEARING, IMPROVING AND EQUIPPING ITS SITE.**

***Brief Description:*** This ordinance allows for the financing a portion of the new clubhouse at Ellsworth Meadows Golf Club. The total cost is estimated at \$2 million. The balance of the project cost will be paid from the golf course fund balance.

***Attachments:*** [Fiscal Officer's Certificate](#)  
[Ordinance No. 23-114](#)

*Ordinance No. 23-114 is scheduled for a third reading on October 17, 2023.*

**Legislative History**

9/12/23	City Council Workshop	item forwarded to the City Council
9/19/23	City Council	first reading
9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	second reading

F. [23-115](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$7,500,000 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. 23-115](#)

*Ordinance No. 23-115 is scheduled for a third reading on October 17, 2023.*

**Legislative History**

9/12/23	City Council Workshop	item forwarded to the City Council
9/19/23	City Council	first reading
9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	second reading



**G. [23-116](#) AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,900,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING REAL PROPERTY IDENTIFIED BY THE SUMMIT COUNTY FISCAL OFFICER AS PERMANENT PARCEL NOS. 30-01315 AND 30-01316 AND CONSISTING OF APPROXIMATELY 31 ACRES KNOWN AS 5431 HUDSON DRIVE IN THE CITY FOR THE PURPOSE OF PROVIDING A FACILITY HOUSING FUNCTIONS OF THE CITY’S DEPARTMENT OF PUBLIC WORKS.**

**Brief Description:** This ordinance allows for the financing of the purchase of the Hudson Drive property that will be used for the new Public Works facility.

**Attachments:** [Fiscal Officer's Certificate](#)  
[Ordinance No. 23-116](#)

*Ordinance No. 23-116 is scheduled for a third reading on October 17, 2023.*

**Legislative History**

9/12/23	City Council Workshop	item forwarded to the City Council
9/19/23	City Council	first reading
9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	second reading

**H. [23-117](#) AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,750,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY’S RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL ALONG BOSTON MILLS ROAD BETWEEN TIMBERLINE TRAIL AND LAKE FOREST DRIVE.**

**Brief Description:** This ordinance allows for the financing of the trail along Boston Mills Road from Timberline Trail (Reserve at River Oaks) to Lake Forest Drive as part of the connectivity plan.

**Attachments:** [Fiscal Officer's Certificate](#)  
[Ordinance No. 23-117](#)

*Ordinance No. 23-117 is scheduled for a third reading on October 17, 2023.*

**Legislative History**

9/12/23	City Council Workshop	item forwarded to the City Council
9/19/23	City Council	first reading
9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	second reading

- I. [23-118](#) **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 RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL ALONG VALLEY VIEW ROAD BETWEEN STATE ROUTE 91 AND HUNTING HOLLOW DRIVE AND CONTINUING ON HUNTING HOLLOW DRIVE TO PROSPECT ROAD.**

**Brief Description:** This ordinance allows for the financing of the trail along Valley View Road between SR 91 and Hunting Hollow Drive and on Hunting Hollow Drive to Prospect Road as part of the connectivity plan.

**Attachments:** [Fiscal Officer's Certificate](#)  
[Ordinance No. 23-118](#)

*Ordinance No. 23-118 is scheduled for a third reading on October 17, 2023.*

**Legislative History**

9/12/23	City Council Workshop	item forwarded to the City Council
9/19/23	City Council	first reading
9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	second reading

- J. [23-127](#) **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH ARLINGTON VALLEY FARMS, LLC, OR ITS ASSIGNEE, FOR THE LLC'S LEASE-PURCHASE OF THE REAL PROPERTY LOCATED AT 5369 HUDSON DRIVE, HUDSON, OHIO.**

**Brief Description:** A Second Amendment to the Land Installment Contract has been requested by the Buyer to change the Closing Date from February 1, 2024 to July 1, 2024 to align with the anticipated closing of a USDA loan financing the purchase. Additionally, monthly installment payments of ten thousand and 00/100 dollars (\$10,000.00) would be continued from February 1, 2024 to June 30, 2024.

**Attachments:** [Land Installment Contract - 5369 Hudson Drive - Execution Version \(FINAL\)](#)  
[Arlington Valley Farms First Amendment to Land Installment Contract executed 01.2020](#)  
[City of Hudson Building Purchase Extension Request Sept 2023](#)  
[Second Amendment to Land Installment Contract \(Arlington Valley Farms\) amend 09152023](#)  
[Ordinance No. 23-127](#)

*Ordinance No. 23-127 is scheduled for a second reading on October 17, 2023.*

**Legislative History**

9/26/23	City Council Workshop	item forwarded to the City Council
10/3/23	City Council	first reading

- K. [TMP-6876](#) **AN ORDINANCE ESTABLISHING SECTION 1048.141 IN THE CODIFIED ORDINANCES, TO REQUIRE NEW DEVELOPMENTS TO UTILIZE HUDSON PUBLIC POWER ELECTRIC SERVICE AND PROVIDING CITY COUNCIL FIRST RIGHT OF REFUSAL.**  
***Brief Description:*** Ordinance to be added to the code establishing that all new development will be required to utilize Hudson Public Power/City electric service unless Council votes to exempt that development  
***Attachments:*** [Electric Service Area](#)  
[1048.141 - draft code section](#)  
[Draft Ordinance](#)

*This Ordinance is scheduled for a first reading on October 17, 2023.*

- L. [TMP-6899](#) **A RESOLUTION ADOPTING IN CONCEPT THE CITY OF HUDSON FIVE-YEAR PLAN 2024-2028.**  
***Brief Description:*** This resolution adopts in concept the City’s Five-Year Plan.  
***Attachments:*** [2024 - 2028 Five Year Plan - Original Draft 9-26-23](#)  
[Draft Resolution](#)

*This Resolution is scheduled for a first reading on October 17, 2023.*

- M. [TMP-6900](#) **AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON, COUNTY OF SUMMIT, STATE OF OHIO, DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024.**  
***Brief Description:*** This Ordinance establishes the City’s budget for 2024.  
***Attachments:*** [Draft Ordinance](#)

*This Ordinance is scheduled for a first reading on October 17, 2023.*

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

**7. Adjournment**

**To view staff reports for agenda items, click on the corresponding file numbers (blue underlined links) next to the titles.**

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*The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.*