



# 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, January 19, 2021

6:15 PM

Via Video-Conference & Live-Stream

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#### 1. Call to Order

Mayor Shubert called to order the meeting of Hudson City Council at 6:15 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

**Present:** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

#### 2. Executive Session

A motion was made and seconded that Council enter into executive session to consider a personnel matter to consider applicants for the City's Cemetery Board. The motion carried unanimously.

*Mayor Shubert reconvened the regular meeting at 7:30 p.m.*

#### 3. Pledge of Allegiance to the Flag

#### 4. Roll Call

**Present:** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

*Staff in Attendance: Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mrs. Slagle, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Ersing, Broadband Manager; Mr. Hannan, Community Development Director; Mr. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Assistant*

City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leedham, Innovation & Technology Director; Mr. Leiter, Production Assistant; and Mr. Sheridan, Assistant City Manager - Professional Services.

## 5. Approval of the Minutes

### A. [21-0001](#) Minutes of Previous Council Meetings

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

**Attachments:** [January 5, 2021 Meeting Minutes - DRAFT](#)  
[January 12, 2021 Workshop Minutes - DRAFT](#)

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

## 6. Public Comments

*Mrs. Slagle read comments submitted by Mr. Jeff Russell, resident of 5931 Eastham Way and former member of the Community Television Advisory Committee. He thanked Council for the opportunity to serve and commended Council and staff for HCTV, a valuable community-based programming resource (email of January 19, 2021, attached to record copy of these minutes).*

*Mr. Bryan McInerney, 20 Fox Trace, expressed concerns about the intersection at Roslyn Avenue and State Route 303, which children cross to go to the schools. He asked Council to consider a lighted crossing at this intersection.*

## 7. Correspondence and Council Comments

*On behalf of City Council, Mr. Wooldredge recognized and thanked volunteers to the City's boards, commissions, and committees who completed service during 2020. He said that formal letters will be mailed to each. The list included:*

*Keith Smith, Park Board  
Nicole Davis, Architectural & Historic Board of Review  
David Drummond, Architectural & Historic Board of Review  
Susan Kowalske, Tree Commission  
Frederick Jahn, Board of Zoning & Building Appeals  
Tom Harvie, Planning Commission  
James Vitale, Planning Commission  
Ivana Matyas, Environmental Awareness Committee  
Jeff Wells, Environmental Awareness Committee  
Jeff Russell, Community Television Advisory Committee*

*Mrs. Kowalski reported on the recent Community TV Advisory Committee meeting at which members discussed HCTV marketing efforts to help Hudson merchants. She said that she had received correspondence regarding pedestrian safety concerns. Finally, she shared information about LifeCenter Plus and suggested that Council consider using the facility as a community recreation center. She provided options for proceeding and asked that this matter be discussed further at the January 26, 2021, workshop. Mr. Wooldredge said that Mrs. Kowalski's idea is worth exploring. Mr. DeSaussure disclosed a relation with LifeCenter Plus as a potential conflict of interest.*

## 8. Report of Manager

*Ms. Howington announced the Snowman Event during January 24 through February 28, 2021. She*

encouraged everyone to enjoy the decorated snowmen in downtown Hudson, while voting for their favorite, as well as shopping, eating, and supporting local restaurants and merchants.

She announced that Farmer's Rail anticipates opening in April 2021.

Regarding Resolution No. 21-3, authorizing replacement of an excavator destroyed while transporting it for maintenance, she said that the City's insurance company will cover the gap costs after the deductible for purchasing the new equipment.

**A. [21-0002](#) 2020 Year End Financial Results**

**Brief Description:** The Finance Director will give an overview of the City's 2020 financial results.

**Attachments:** [2020 Year End Summary](#)  
[Letter - VBB Business Plan Concern](#)  
[Income Tax, Gas Tax, Golf Bud vs Act Revenue - Dec 2020](#)

Mr. Knoblauch presented a detailed summary of financial results for 2020, noting the following:

- General Fund budgeted ending balance was \$9.6 million; actual ending balance was \$15.5 million or \$5.9 million more than estimated.
- Income tax revenue was \$2.7 million (10.7%) above estimate due in large part to economic development efforts to attract new businesses.
- Income tax revenue has increased \$6.9 million (32.3%) since 2017 (3 year average of 10.8%.
- This improved General Fund financial position allows the City to move forward with major capital improvements (roads, storm water and sidewalks/trail system) while still maintaining our targeted 40% carryover balance.
- Ellsworth Meadows experienced the largest number of rounds played in its history (46,932). By comparison, they averaged around 37,000 per year for the previous five years. As a result, the course brought in \$415,000 in revenue more than budgeted.
- Velocity Broadband is in good financial shape. The appearance of not meeting the projected numbers in December was a result of delays in receiving payments due to issues with the U.S. Postal Service. The payments were received in January and will be reflected in January's numbers.

**This matter was presented.**

**9. Discussion Items**

None.

**10. Appointments**

**A. Cemetery Board: 2 full terms (expiring 12/31/2024)**

**A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to re-appoint Mrs. Christine Winters and Mrs. Sarah Norman to serve on the Cemetery Board for full terms expiring December 31, 2024. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

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

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, 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:** 7 - Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge and Mrs. Bigham

## Approval of the Consent Agenda

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

**Aye:** 7 - Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mrs. Bigham and Mr. DeSaussure

- A. [21-0003](#) **A Motion to Acknowledge the Timely Receipt of the December 2020 Monthly Financial Report**  
***Brief Description:*** Financial summaries are provided each month for Council's review.  
***Attachments:*** [December 2020 Financial Report](#)

Motion No. 21-0003 was passed on the Consent Agenda.

- B. [21-1](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE 2021 STORM SEWER LINING IMPROVEMENTS PROJECT WITH THE LOWEST AND BEST BIDDER.**  
***Brief Description:*** This project involves the lining of storm sewers in various areas in Hudson.  
***Attachments:*** [Proposed 2021 Lining Maps](#)  
[Resolution No. 21-1](#)

Resolution No. 21-1 was passed on the Consent Agenda.

- C. [21-2](#) **AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND RESOLUTIONS AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; PROVIDING FOR THE ADOPTION OF NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH; AND DECLARING AN EMERGENCY.**  
***Brief Description:*** This Ordinance authorizes revisions to Hudson's Codified Ordinances to incorporate various ordinances and resolutions of a general and permanent nature that have been passed by Council since the date of the last updating through December 1, 2020, and to include changes reflecting current State law through June 19, 2020.

Attachments:      [Ordinance No. 21-2](#)

Ordinance No. 21-2 was passed on the Consent Agenda.

- D.      [21-3](#)                    **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH SOUTHEASTERN EQUIPMENT COMPANY, INC. FOR A GRADALL WHEELED EXCAVATOR FOR PUBLIC WORKS DEPARTMENT OPERATIONS; AND DECLARING AN EMERGENCY.**

**Brief Description:** This resolution provides for the replacement of an existing Gradall wheel excavator for use in the Public Works Department. The existing unit was severely damaged in a traffic accident while being transported for repairs by a contractor and was subsequently deemed a total loss by the insurance company.

Attachments:      [Gradall XL 3300 V](#)  
                                 [Resolution No. 21-3](#)

Resolution No. 21-3 was passed on the Consent Agenda.

## 12.      Legislation

A motion was made by Mr. Wooldredge, seconded by Mrs. Kowalski, to approve the re-ordering of Legislation on the agenda such that Council would consider Ordinance No. 20-160 before Ordinance No. 20-145. The motion carried by the following vote:

Aye:    7 -    Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Foster

- B.      [20-160](#)                    **AN ORDINANCE ENACTING A NEW CHAPTER 876, "SHORT-TERM RENTAL OPERATIONS," OF THE BUSINESS REGULATION CODE; AND DECLARING AN EMERGENCY. (As Revised 1-19-2021)**

**Brief Description:** A permit program has been drafted for the regulation of short-term rentals within the City of Hudson.

Attachments:      [Council memo 1.7.21 Short term rentals](#)  
                                 [Council memo 1.19.21 Short Term Rentals](#)  
                                 [Ordinance No. 20-160 \(as revised 1-19-2021\)](#)

Mayor Shubert read the title of Ordinance No. 20-160, which constituted its third reading.

*There was consensus among Council members that more discussion and public transparency was needed before action on a vote to pass Ordinance No. 20-160. Mr. Sutton said that East Hudson Hills residents are generally pleased with this Ordinance. Staff provided a summary of revisions to the Ordinance and responded to questions from Council members.*

A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to pass Ordinance No. 20-160.

A subsidiary motion was made by Mr. Sutton, seconded by Mr. Foster, to postpone action on Ordinance No 20-160 to the meeting of February 2, 2021, with additional discussion planned for the workshop of January 26, 2021. The motion carried by the following vote:

**Aye:** 7 - Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Foster

**A.**        [20-145](#)

**AN ORDINANCE PLACING A MORATORIUM ON THE OPERATION OF ANY SHORT TERM RESIDENTIAL REAL ESTATE RENTALS IN THE CITY OF HUDSON; AND DECLARING AN EMERGENCY.**

**Brief Description:** This Ordinance establishes a 180-day temporary moratorium prohibiting the operation of short term (less than 30 days) residential real estate rentals (“STRs”) within the City of Hudson. The period of the moratorium will permit the City to conduct community outreach, study, formulate, and draft regulations with respect to STRs.

**Attachments:**        [Ordinance No. 20-145](#)

**Mayor Shubert read the title of Ordinance No. 20-145, which had already had three readings and was actionable.**

**A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to postpone action on Ordinance No. 20-145 to the meeting of February 2, 2021. The motion carried by the following vote:**

**Aye:** 7 - Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Foster and Mrs. Kowalski

**C.**        [20-167](#)

**AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO: (1) AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE CERTAIN LANDS ON HUDSON DRIVE (SUMMIT COUNTY TAX PARCELS 3001315 AND 3001316) FROM DISTRICT 8, INDUSTRIAL/BUSINESS PARK, TO HIKE BIKE (HB) SENIOR HOUSING OVERLAY ZONING DISTRICT 8 AND (2) AMEND SECTION 1205.11(f)(1), “PURPOSE OF OVERLAY ZONE”, TO ACCOMMODATE THE ABOVE ZONING DISTRICT MAP AMENDMENT.**

**Brief Description:** Consideration of proposed (1) Zoning Map Amendment to revise parcels 3001315 and 3001316 from the current District 8 Industrial/Business Park to the proposed Hike Bike (HB) Senior Housing Overlay Zoning District 8; and (2) a Land Development Code Text Amendment to amend the purpose statement of Section 1205.11(f) the Hike Bike (HB) Senior Housing Overlay Zoning District 8.

**Attachments:**        [2020-822 Hudson Dr Map and Text Amendment PC Decision](#)  
[2020-822 Hudson Dr Zoning Map and Text Amendment SR Nov. 2020](#)  
[2020-822 Hudson Dr Zoning Map and Text Amendment SR Oct. 2020 file 1 of 2](#)  
[2020-822 Hudson Dr Zoning Map and Text Amendment SR Oct. 2020 file 2 of 2](#)  
[Subject property PC 2020- 822](#)  
[Notice of Public Hearing on 1-5-2021](#)  
[City Council memo Hudson Dr Map and Text amendment 1-7-21](#)  
[Ordinance No. 20-167](#)

**There being no additional public comments. Mayor Shubert formally closed the Public Hearing, continued from the previous meeting, at 8:23 p.m.**

**Mayor Shubert read the title of Ordinance No. 20-167, which constituted its third reading.**

*Mr. Petros and Mr. Heller asked for Council's support of Ordinance No. 20-167. Mr. Hannan provided closing comments, referring to guidelines for consideration of a map and/or text amendment pursuant to Section 1204.01 of the City's Land Development Code. The applicant's team and staff responded to Council members' questions.*

**A motion was made by Mr. Wooldredge, seconded by Mrs. Kowalski, to pass Ordinance No. 20-167. The motion failed by the following vote:**

**Nay:** 7 - Mr. Sutton, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski and Ms. Schlademan

*Mrs. Bigham requested that the City Solicitor provide written findings of fact at the next Council meeting.*

**A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, directing the City Solicitor to prepare written findings of fact on the matter of Ordinance No. 20-167. The motion carried by the following vote:**

**Aye:** 7 - Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

**D. [20-168](#)**

**A RESOLUTION APPROVING THE CONTINUED OPERATION OF A DESIGNATED OUTDOOR REFRESHMENT AREA FOR THE CONSUMPTION OF ALCOHOL IN SPECIFIED PUBLIC AREAS OF DOWNTOWN HUDSON AND AMENDING THE HOURS OF OPERATION THEREFOR; AND DECLARING AN EMERGENCY.**

**Brief Description:** Authorization to renew the Designated Outdoor Refreshment Area (DORA) within Downtown Hudson and expanding the hours of operation.

**Attachments:** [Resolution No. 20-168](#)

**Mayor Shubert read the title of Resolution No. 20-168, which constituted its third reading.**

*Mr. DeSaussure expressed his support for the DORA but questioned the proposed hours, and Mr. Vazzana provided clarification. Mr. Sutton commented on the overwhelming success of the DORA, and Mr. Foster said that it will have a long-term positive impact and will help in COVID-19 recovery.*

**A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to pass Resolution No. 20-168. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

**E. [21-4](#)**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH EVERSTREAM SOLUTIONS LLC FOR THE PROVISION OF AN INTERNET CIRCUIT FOR THE CITY'S VELOCITY BROADBAND SERVICES.**

**Brief Description:** This request will enable Velocity Broadband to replace an existing Cogent and Windstream internet circuit that is set to end in late 2021.

**Attachments:** [Resolution No. 21-4](#)

Mayor Shubert read the title of Resolution No. 21-4, which constituted its first reading.

**6. Public Comments (continued)**

*(See item 6 above for a summary of Mr. McInerney's comments).*

**13. Adjournment**

There being no further business, Mayor Shubert adjourned the Council meeting at 8:57 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.*