



City of Hudson, Ohio

Meeting Minutes - Draft

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)

Katherine R. Schlademan, Council Member (Ward 1)

Skylar J. Sutton, Council Member (Ward 3)

Vacant, Council Member (At-Large)

Jane Howington, City Manager

Matthew J. Vazzana, City Solicitor

R. Todd Hunt, Special Counsel

Elizabeth A. Slagle, Clerk of Council

Tuesday, July 21, 2020

7:30 PM

Via Video-Conference & Live-Stream

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 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

Staff in Attendance: Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mrs. Slagle, Clerk of Council; Mrs. Chapman, Business Operations Manager; Mr. Comeriato, Assistant City Manager - Operations; Ms. Fernandez, Data Management Analyst; Ms. Kadish, Community Relations Manager; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leedham, Innovation & Technology Director; Mr. Leiter, Production Assistant; Mrs. Schrenk, Planning Technician; Mr. Sheridan, Assistant City Manager - Professional Services; Mr. Stifler, Economic Development Director; and Mr. Sugar, Senior Planner.

4. Approval of the Minutes

A. [20-0100](#)

Minutes of Previous Council Meetings

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

Attachments:

[July 7, 2020 Council Meeting Minutes - DRAFT](#)

[July 14, 2020 Council Workshop Minutes - DRAFT](#)

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

5. Public Hearing

- A. [20-82](#) **AN ORDINANCE AMENDING SECTION 410.07, SCHEDULE VII, OF THE TRAFFIC CODE TO AMEND THE LIST OF STREETS DESIGNATED AS ONE-WAY STREETS IN THE CITY; AND DECLARING AN EMERGENCY.**

Brief Description: Merchants in First & Main have inquired with staff to identify solutions to increase parking in the commercial area. City staff has evaluated alternate parking layout alternatives to increase the number of parking stalls available in the First & Main area. Staff is proposing converting Village Way and Park Lane as one-way only streets and modifying parking stall lines as one-way to increase parking locations in the First & Main area. This change will have no adverse effects on traffic in our downtown. Also, certain existing one-way streets in the City's Downtown District will be formally adopted as such for purposes of clarity and consistency within the Hudson Codified Ordinances.

Attachments: [Exhibit A - Existing Parking Layout on Park & Village](#)
[Exhibit B - Proposed 60 Degree Parking Layout](#)
[Notice of Public Hearing on 7-21-2020](#)
[Hyperlink - Downtown Hudson Angled Parking Survey](#)
[Ordinance No. 20-82](#)

Mayor Shubert opened the public hearing for Ordinance No. 20-82 at 7:33 p.m. There were no comments from the public or from Council members, and he closed the public hearing at 7:34 p.m.

A public hearing was held for Ordinance No. 20-82.

6. Public Comments

Mrs. Sarah Norman, 2212 Edgeview Drive, commented that the 2020 Charter Review Commission members were diligent in their work, held meaningful conversations, considered all public comments, took their roles very seriously and acted with insight; and she commended members for their service. However, she urged Council to consider the following additional proposed amendments to the City's Charter, which were not included with the Commission's recommendations: 1.) amending Section 3.01 to include term limits for elected officials; 2.) amending Section 6.02, to require a super-majority of Council for a change to the income tax credit; and 3.) adding a new section to limit endorsement of levies and ballot issues between government entities, especially the Board of Education.

7. Correspondence and Council Comments

Mr. Sutton reported on items discussed at the July 20th Community Television Advisory Committee meeting, including use of broadcasting materials not produced by HCTV and an FCC decision that could affect HCTV funding. He also reported on items discussed at the July 20th Park Board meeting, including the Parks Master Plan, completion of baseball field improvements, the skateboard park project status, dock replacement, and other current projects. He said he continues to get positive feedback on the picnic tables in the downtown area, with many people hoping that they will remain after the pandemic.

Mrs. Bigham reported on items discussed at the July 15th Cemetery Board meeting, including current projects, grants that they are pursuing, contact information for the City Arborist, and plans for a luminaria event at the

Old Township Graveyard. She said that she has received resident input about sink holes in Connecticut Colony, along with requests for storm water repairs and elimination of open ditches. She noted closure of railroad crossings and thanked staff and Council for the baseball field improvements, noting positive feedback on this project.

Mr. Wooldredge thanked fellow members for their attendance at board, commission, committee meetings for which they serve as Council liaisons, and he also asked that they complete and submit their annual performance reviews of the City Manager by the end of the week.

Mr. DeSaussure reported on the July 9th At-Large Connectivity Forum, noting much community interest. He also reported that Bill Hilbish, retired former IT Manager for the City, passed away last week, and he recalled fond memories of Bill and offered prayers for his family during this difficult time.

Mr. Foster thanked Mr. Kosco and Mr. Sheridan for providing the information requested by area residents regarding water run-off from the school bus and salt storage areas, noting that study results revealed the water is cleaner now than it was before, due to filtration installed during site construction.

Mayor Shubert read from a letter received from Mr. Kevin McGarvey, 1674 Carriage Hill Drive, expressing safety concerns regarding vehicles speeding on Barlow Road. He asked that police enforcement be stepped up and that the City consider not allowing trucks on this road. He reported having contacted the Hudson Postmaster and Congressman Joyce's office to request action at the Hudson Post Office pursuant to a worker there being diagnosed with COVID-19.

8. Report of Manager

Ms. Howington announced that Council will hold a special meeting at 7 p.m. on July 28, 2020, to address two pieces of legislation concerning large economic development projects. She noted that the regular Council workshop will follow the special meeting.

9. Discussion Items

A. [20-0103](#) The Future of Hudson's Downtown

Brief Description: Representatives of Fairmount Properties, owner of First & Main, will discuss the future of Hudson's downtown.

Ms. Howington introduced Mr. Randy Ruttenberg, of Fairmount Properties, who commented regarding the company's successful First & Main development. He asked that as City officials turn their attention to further development of the downtown area, that they consider a quality residential development to accommodate the community's housing needs and support the existing downtown businesses. He was very interested in working closely with officials and citizens to find a sustainable development plan at a suitable density. He offered to support the City's efforts for Hudson's future downtown, regardless of the eventual developer. Discussion followed regarding Fairmont's investment in First & Main, tenant relations and rent assistance programs amidst COVID-19, and a possible future ballot issue for citizens to approve a specific development plan and the sale of City property to Fairmount. Council members expressed interest in viewing development proposals from Fairmount and a visual tour to help portray proposed project options to citizens.

This matter was presented and discussed.

B. [20-0101](#) Agricultural Use Regulations

Brief Description: Staff has prepared background information related to how agricultural uses are currently regulated.

Attachments: [Council Memo - Agricultural Use Allowances 7-15-2020](#)

Ms. Howington introduced this matter, noting that Mr. Sutton had requested information and a discussion. Mr.

Sugar provided background information on current permitted agricultural uses, required setbacks for chickens, horses, and agricultural uses, and general farming. Mr. Sutton noted challenges for residents with narrow, deep lots, for which no land is agriculturally useable according to current the Land Development Code and setback regulations. He asked that Council consider Code amendments to provide agricultural opportunities for such property owners. He said that he has also received requests from property owners regarding local fencing regulations. Discussion followed, and there was consensus among Council members to review possible LDC amendments.

This matter was presented and discussed.

C. [20-0102](#)

Future Trends Report

Brief Description: Discussion of a Future Trends Report, prepared by staff, to provide education on current and future-focused trends in the areas of Technology, Commercial, Retail, and Finance. The purpose of the report is to bring awareness to trends that will impact the City of Hudson in the near future, so that the City may take advantage of early and bold action.

Attachments: [Trends Report 7-16-2020](#)

Ms. Howington introduced this discussion of emerging trends that could impact the Hudson community, some of which have been accelerated by the COVID-19 pandemic. Staff members Ms. Fernandez, Mrs. Schrenk, Ms. Kadish, Mr. Sugar, Mrs. Chapman, and Mr. Knoblauch, provided information on trends in the areas of Technology, Commercial, Retail, and Finance, referring to the attached prepared report. Discussion followed regarding the Trends Report, as well as staff's responsiveness to residents, their return to work at City Hall, resumption of in-person Council meetings at Town Hall, and compliance with safety measures and social distancing. There was consensus among Council members for staff to investigate matters relating to improved customer service and use of public facilities.

This matter was presented and discussed.

10. Appointments

Mr. Wooldredge appointed Mr. Sutton as Council Liaison to the Community Television Advisory Committee.

11. Suspension of the Rules for the Consent Agenda

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

Approval of the Consent Agenda

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

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

- A. [20-0099](#) **A Motion to Acknowledge the Timely Receipt of the June 2020 Monthly Financial Report**
Brief Description: Financial summaries are provided each month for Council's review.
Attachments: [June 2020 Financial Report](#)

Motion No. 20-0099 was passed on the Consent Agenda.

- B. [20-84](#) **A RESOLUTION AFFIRMING THE ACCEPTANCE BY THE CITY MANAGER'S DESIGNEE OF A GRANT FROM THE OHIO DEPARTMENT OF PUBLIC SAFETY, DIVISION OF EMERGENCY MEDICAL SERVICES FOR AN EMS PRIORITY ONE TRAINING AND EQUIPMENT GRANT ON BEHALF OF HUDSON EMERGENCY MEDICAL SERVICES.**
Brief Description: The Ohio Department of Public Safety, Division of Emergency Medical Services, has awarded a \$3,539.29 grant to assist EMS with the purchase of approved training and equipment. No match is required.
Attachments: [Resolution No. 20-84](#)

Resolution No. 20-84 was passed on the Consent Agenda.

12. **Legislation**

- A. [20-78](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A NEW AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR CHARLES P. AND SUSAN ROBINSON, 7936 RAVENNA ROAD, HUDSON, OHIO.**
Brief Description: Mr. and Mrs. Robinson have submitted the attached Application for Placement of Farmland in an Agricultural District for property located at 7936 Ravenna Road in Hudson.
Attachments: [New Application - Robinson 7936 Ravenna Rd \(6-8-2020\)](#)
 [Zoning Inspector Memo 6-12-20](#)
 [Map - 7936 Ravenna Rd](#)
 [Hyperlink - Summit County Website](#)
 [Notice of Public Hearing on 7-7-2020](#)
 [Resolution No. 20-78](#)

Mayor Shubert read the title of Resolution No. 20-78, which constituted its second reading.

- B. [20-82](#) **AN ORDINANCE AMENDING SECTION 410.07, SCHEDULE VII, OF THE TRAFFIC CODE TO AMEND THE LIST OF STREETS DESIGNATED AS ONE-WAY STREETS IN THE CITY; AND DECLARING AN EMERGENCY.**
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[Ordinance No. 20-82](#)

Mayor Shubert read the title of Ordinance No. 20-82, which constituted its second reading.

- C. [20-83](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT ACT AREA AGREEMENT WITH TJE REAL ESTATE, LLC, GEM EDWARDS INC., GEMCARE WELLNESS INC., ADVANCED HEALTH TECHNOLOGIES, EDWARDS HEALTH CARE SERVICES, AND TEMEG HOLDINGS INC.; AND DECLARING AN EMERGENCY.**
- Brief Description:** TJE Real Estate, LLC is currently located at 5640 Hudson Industrial Park and looking to expand onto abutting Parcel 30-09203, provided the appropriate development incentives are available to support the economic viability of their project.

Attachments: [TJE Real Estate CRA Application 5-20-2020](#)
[Resolution No. 20-83](#)

Mayor Shubert read the title of Resolution No. 20-83, which constituted its second reading.

- D. [20-85](#) **AN ORDINANCE SUBMITTING TO THE ELECTORS OF HUDSON A PROPOSAL TO AMEND SECTIONS 3.02, 3.05, 3.08, 3.09, 3.10, 3.11, 3.13, 4.03, 5.01, 5.02, 5.03, 5.04 (FORMER 5.03), 5.05 (FORMER 5.04), 5.06 (FORMER 5.05 RE-NUMBERED), 6.04, 7.01, 7.04, 8.03, 8.04, 8.06, 8.07, 9.01, 9.02, 9.04, 9.05, 9.06, 10.01, 11.01, 12.01, 12.02, 12.03 AND 13.02 OF THE CHARTER OF HUDSON; AND DECLARING AN EMERGENCY.**
- Brief Description:** Pursuant to Charter Section 13.02, the Chairman of the 2020 Charter Review Commission has submitted a report of proposed amendments to the City's Charter for consideration by electors at the General Election to be held on November 3, 2020. The Commission has also recommended that the amendments be presented as four separate Ballot Issues.

Attachments: [Proposed Charter Amendments \(Final Revised 7/6/2020\)](#)
[Ordinance No. 20-85](#)

Mayor Shubert read the title of Ordinance No. 20-85, which constituted its first reading.

- E. [20-86](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH FLEETHQ PARTNERS, LLC FOR THE SALE OF THE REAL PROPERTY LOCATED AT WEST EXECUTIVE PARKWAY (PARCEL NUMBER: 32-03767) IN THE CITY OF HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

Brief Description: This resolution authorizes the sale of approximately 45 acres of land located at Executive Parkway and Boston Mills Road that was purchased by the City through the Summit County Land Bank. The City purchased the land in 2018 for \$70,800 and is selling it for \$1,100,000.

Attachments: [Proposed Purchase Agreement with Fleet HQ Partners, LLC](#)
 [Resolution No. 20-86](#)

Mayor Shubert read the title of Resolution No. 20-86, which constituted its first reading.

13. **Adjournment**

There being no further business, Mayor Shubert adjourned the Council meeting at 9:51 p.m.

Craig A. Shubert, Mayor

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.