



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)
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

Tuesday, December 10, 2024

7:30 PM

Town Hall
27 East Main Street

1. **Call to Order**

2. **Correspondence and Council Comments**

3. **Discussion Items**

None.

4. **Proposed Consent Agenda for December 17, 2024, Council Meeting**

A. [TMP-7659](#) **A Motion to Acknowledge the Timely Receipt of the November 2024 Monthly Financial Report**

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

Attachments: [November 2024 Financial Report](#)

B. [TMP-7650](#) **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding the Transfer of a Permit to Sell Alcoholic Beverages to Ozer Petroleum LLC, 27 S. Main St. from Square Inch USA LLC, DBA Hudson Petroleum, 27 S. Main St., Hudson.**

Brief Description: The Clerk is in receipt of the attached Notice to Legislative Authority dated December 2, 2024, from the Ohio Division of Liquor Control concerning the opportunity to request a hearing regarding this permit. The City's response must be postmarked no later than December 23, 2024.

Attachments: [Ozer Petroleum Permit # 66101460005](#)

- C. [TMP-7627](#) **AN ORDINANCE AMENDING THE CITY’S PAY RANGE STRUCTURE AND PAY RANGE ASSIGNMENTS SCHEDULE ADOPTED BY ORDINANCE NO. 23-159.**
Brief Description: This Ordinance authorizes an annual salary adjustment for the City's non-bargaining unit employees. The pay bands provided in the Pay Range Structure chart attached to the Ordinance have each been adjusted by a factor of 1.03 over the 2024 Pay Range Structure figures. This Ordinance also amends the City’s Pay Range Assignment Schedule.
Attachments: [Exhibit A: 2025 pay ranges - Non Union - Final](#)
[Exhibit B: 2025 Pay Range Assignment](#)
[Draft Ordinance](#)
- D. [TMP-7653](#) **A RESOLUTION AUTHORIZING HUDSON FIRE TO PURCHASE A FOTOKITE TETHERED OPERATION, FULLY AUTONOMOUS, PILOTLESS DRONE FROM ATLANTIC EMERGENCY SOLUTIONS; AND DECLARING AN EMERGENCY.**
Brief Description: Hudson Fire has been evaluating uses for operational drones for almost two years. We have had numerous sales demonstrations and seen various drone options. We have determined that the best option available for our purposes is a tethered, autonomous, pilotless, continuous use drone with a combination live visual optic and thermal imaging platform.
Attachments: [Exhibit A: Atlantic Solutions-Fotokite Quote & Sole Source Validation](#)
[Draft Resolution](#)
- E. [TMP-7651](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MONTROSE FORD, FAIRLAWN, OHIO, FOR THE PURCHASE OF ONE FORD EXPLORER FOR FIRE DEPARTMENT USE; AND DECLARING AN EMERGENCY.**
Brief Description: The purchase of one (1) Ford Explorer at Montrose Ford in Fairlawn that is for the Fire Department. This is part of the 2025 budgeted vehicles for Fire. This vehicle is being purchased under the State Bid List items.
Attachments: [Monrose Ford Quote](#)
[Draft Resolution](#)

- F. [TMP-7669](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BENBERY LLC FOR THE PURCHASE OF A 12.1 ACRE PARCEL LOCATED ON STOW ROAD (SUMMIT COUNTY PARCEL # 3009781); AND DECLARING AN EMERGENCY.**

Brief Description: The City of Hudson is interested in the purchase of a 12.1-acre parcel located just north of the Ohio Turnpike on Stow Road otherwise identified by the Summit County Auditor as Parcel #3009781. The land is currently owned by Benbery LLC.

The City and the property owner have agreed to a sale price of \$350,000 total for the property. The City will pay the property owner a 10% deposit at the signing of the purchase agreement which shall serve as an option to purchase. The option period is for 6 months. After the City's due diligence is reviewed and approved by Council, the City can exercise the option and close. If the City decides to not move forward, there will be no obligation to close.

Attachments: [Draft Resolution](#)

5. **Proposed Legislation for December 17, 2024, Council Meeting**

- A. [24-104](#) **AN ORDINANCE AMENDING CHAPTERS 1205.09 AND 1205.11 OF THE LAND DEVELOPMENT CODE RELEVANT TO DISTRICT REGULATION SETBACKS FOR ADJACENT RESIDENTIAL PROPERTIES.**

Brief Description: Land Development Code Amendment to require uses within D6 and D8 that are adjacent to residentially used properties to be increased to match the setbacks required when such uses are adjacent to residentially zoned properties.

Attachments: [LDC Amendment - 1205 D6 and D8 Setback to adjacent residential property Ordinance No. 24-104](#)

Ordinance No. 24-104 is scheduled for a public hearing & third reading on December 17, 2024.

Legislative History

8/27/24	City Council Workshop	item forwarded to the City Council
9/3/24	City Council	first reading
9/3/24	City Council	to suspend the rule requiring three readings
9/3/24	City Council	referred to Planning Commission
11/12/24	City Council	item forwarded to the City Council
11/19/24	City Council	second reading
11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	third reading
12/3/24	City Council	postponed to a date certain to the City Council

B. [24-105](#) **AN ORDINANCE AMENDING CHAPTER 1206.05 OF THE LAND DEVELOPMENT CODE RELEVANT TO NON-CONFORMING RESIDENTIAL USES.**

Brief Description: Land Development Code Amendment to provide greater ability of existing non-conforming residential properties to rebuild or expand an existing dwelling on an existing parcel.

Attachments: [LDC Amendment - Section 1206.05\(4\)\(B\) Non-conforming residential use Ordinance No. 24-105](#)

Ordinance No. 24-105 is scheduled for a public hearing & third reading on December 17, 2024.

Legislative History

8/27/24	City Council Workshop	item forwarded to the City Council
9/3/24	City Council	first reading
9/3/24	City Council	to suspend the rule requiring three readings
9/3/24	City Council	referred to Planning Commission
11/12/24	City Council	item forwarded to the City Council
11/19/24	City Council	second reading
11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	third reading
12/3/24	City Council	postponed to a date certain to the City Council

C. [24-131](#) **A RESOLUTION ACCEPTING THE CITY MANAGER’S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2025.**

Brief Description: The City is not removing the Growth Management Allocation System; however, because of no appreciable population change, the system would not be implemented for 2025.

Attachments: [GM Report memo to Council for YR2025](#)
[Resolution No. 24-131](#)

Resolution No. 24-131 has had three readings and will be actionable on December 17, 2024.

Legislative History

10/22/24	City Council Workshop	item forwarded to the City Council
11/12/24	City Council	first reading
11/12/24	City Council	item forwarded to the City Council
11/19/24	City Council	public hearing held
11/19/24	City Council	second reading
11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	third reading
12/3/24	City Council	referred to the Planning Commission

D. [24-151](#) AN ORDINANCE AMENDING SECTION 4, “STORM COLLECTION” AND SECTION 5, “STORM WATER MANAGEMENT,” OF CHAPTER 1419, “ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION” OF THE BUILDING AND HOUSING CODE.

Brief Description: The City of Hudson’s Engineering Standards Section 4 - Storm Collection and Section 5 - Storm Water Management were last updated in 2018. Staff would like to update these sections to reflect recommended higher storm water conveyance and flood mitigation standards and various changes due to industry standards that have changed since the last updates.

Attachments: [Summary of Changes](#)

[Exhibit A: Section 4 Redlined Version 11-26-2024](#)

[Exhibit B: Section 5 Redlined Version 11-26-2024](#)

[Ordinance No. 24-151](#)

Ordinance No. 24-151 is scheduled for a second reading on December 17, 2024.

Legislative History

11/26/24 City Council Workshop item forwarded to the City Council

12/3/24 City Council first reading

E. [24-152](#) AN ORDINANCE ADOPTING THE CITY OF HUDSON’S GENERAL FUND BUDGET OVERAGE COMMITMENT FOR HUDSON INFRASTRUCTURE.

Brief Description: This is an Ordinance directing the Finance Department to prepare draft appropriations for certain uses, at least in part, in an amount equal to any excess General Fund carryover balance.

Attachments: [Ordinance No. 24-152](#)

Ordinance No. 24-152 is scheduled for a second reading on December 17, 2024.

Legislative History

11/26/24 City Council Workshop discussed

11/26/24 City Council Workshop item forwarded to the City Council

12/3/24 City Council first reading

F. [24-153](#) AN ORDINANCE AMENDING CHAPTER 254 OF THE CODIFIED ORDINANCES ENTITLED “EMPLOYEE HANDBOOK AND PERSONNEL RULES”, AS INITIALLY ADOPTED AND AS SUBSEQUENTLY AMENDED FROM TIME TO TIME BY CITY COUNCIL.

Brief Description: This ordinance authorizes amendments to the Employee Handbook and Personnel Rules, as approved by the Personnel Advisory and Appeals Board (PAAB) on September 30, 2024.

Attachments: [Council Summary 2024](#)

[Exhibit A: 2024 Employee Handbook Redlined Copy - Draft](#)

[Ordinance No. 24-153](#)

Ordinance No. 24-153 is scheduled for a second reading on December 17, 2024.

Legislative History

11/26/24 City Council Workshop item forwarded to the City Council

12/3/24

City Council

first reading

- G. [TMP-7668](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOB CREATION GRANT AGREEMENT WITH CHARTER COMMUNICATIONS, INC. (DBA SPECTRUM); AND DECLARING AN EMERGENCY.**

Brief Description: Charter Communications is requesting a 50% income tax credit for 10 years. The company will relocate regional operations to the existing facility at 280 Executive Parkway West. The company is a provider of telecommunications and broadband services. Charter Communications anticipates investing \$6.3 million and will maintain an anticipated minimum payroll of \$14 million at the facility within three years.

Attachments: [Draft Resolution](#)

This Resolution is scheduled for a first reading on December 17, 2024.

6. Items to be Added to Future Agendas

The following item will appear on the December 17, 2024, Council meeting agenda:

- 1.) Public Hearings for Ordinance Nos. 24-104 & 24-105.*

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.