

City of Hudson, Ohio
Council Meeting Minutes - Final
City Council Workshop

David A. Basil
City Council President (Ward 2)
Hamilton DeSaussure, Jr.
City Council Member (At-Large)
John W. Jeffers
City Council Member (Ward 4)
J. Daniel Williams
City Council Member (At-Large)

November 27, 2012
Town Hall, 7:30 PM



William A. Currin
Mayor
Dennis N. Hanink
City Council Member (Ward 1)
Alex D. Kelemen
City Council Member (Ward 3)
William D. Wooldredge
City Council Member (At-Large)

Anthony J. Bales, *City Manager*

R. Todd Hunt, *City Solicitor*

Elizabeth Slagle, *Clerk of Council*

1. Call to Order

Mayor Currin thanked Hudson Public Power and the Hudson Community Service Association for the beautiful holiday lighting decorations.

Mayor Currin called to order the workshop meeting of Hudson City Council at 7:30 p.m. in the Town Hall meeting room and turned the meeting over to President of Council Basil.

Present 5 - Mr. Basil, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, and Mr. Wooldredge

Absent 2 - Mr. Jeffers, and Dr. Williams

Staff in Attendance: Mr. Schroyer, Assistant City Manager; Mr. Comeriato, Public Works Director; Mr. Hutchinson, Parks Superintendent; Mr. Knoblauch, Finance Director; Mr. Kosko, Civil Engineer/Project Manager; Mr. Munn, Public Works Superintendent; Mr. Sheridan, City Engineer; Mrs. Slagle, Clerk of Council; Mr. Wiedie, Economic Development Director.

2. Correspondence and Council Comments

Mr. Basil noted that legislation to authorize signage in the Right-of-Way area along Darrow Road in front of Collection Auto Group and Legacy Builders & Remodelers will be addressed at the December 5, 2012, Council meeting. He said that supporting materials were not available in time to discuss this topic at the workshop meeting.

Mr. Basil said that a road tour for City Council members is tentatively scheduled in late March/early April, 2013, to review road conditions and capital projects planned for 2013. Mr. Wooldredge said the previous tour was very informative, and he looked forward to a similar tour.

Mr. Wooldredge said that the Economic Growth Board will be studying economic development metrics, and he requested that Council members provide input regarding specific measures of interest to be included in the study.

3. Proposed Consent Agenda Items

- A. [TMP-0246](#) **A MOTION DIRECTING THE CLERK TO PREPARE A LETTER TO THE OHIO DEPARTMENT OF NATURAL RESOURCES, INDICATING CITY COUNCIL'S SUPPORT OF A TREE-PLANTING GRANT APPLICATION.**
Executive Summary: A tree-planting grant is being sought for the City service yard located at 95 Owen Brown St. The tree-planting is part of an overall project to remove the construction spoils pile at 95 Owen Brown St., and create a landscape berm along the northern edge of the property. This landscaped berm will screen City operations from adjacent residential properties.

Sponsors: City Council

Attachments: Proposed Council Letter of Support
Mayor's Letter of Support

Staff recommended that City Council members approve a letter of support for this tree-planting grant application. Mr. Wooldredge inquired of the clean-up project status and cost. Mr. Comeriato said that the project is proceeding very well, is 2/3 complete, and that the work is being performed in-house. Mr. Basil noted that the trees will provide screening for neighboring residents. Mr. Hanink said that residents are pleased with the City's progress and believe that some of the water drainage problems have been mitigated; however, he noted that the grant application is due on November 30, 2012, and Council action is planned for December 5, 2012. Mr. Schroyer acknowledged the deadline and said that with Council's approval, a letter can be forwarded after submission of the application packet. Mayor Currin offered to provide a letter of support to accompany the application.

Council members supported staff's recommendation, and a motion will appear on the December 5, 2012, meeting agenda.

4. Legislation and Other Discussion Items

- A. [TMP-0247](#) **Storm Water Update.**
Executive Summary: The City Staff is requesting a discussion with the Mayor and City Council to provide an update on the Hudson storm water system and the capital projects completed to date and the future projects in the program.

Attachments: 2012 Storm Water Presentation

Mr. Sheridan and Mr. Kosko provided a Storm Water Update presentation (attached to record copy of these minutes). Mr. Sheridan commended past and present City Council members and administrative staff on the City of Hudson's progress since the damaging July 2003 storm events. He reviewed the City's response and continued efforts since then, including studies performed, plans developed, actions taken, and projects completed. He provided overviews for each of the three major watersheds, including Mud Brook, Brandywine Creek, and Tinker's Creek. He reviewed projects completed and projects planned within the next five years, and he provided information regarding storm water management and infrastructure maintenance programs coordinated by the Public Works Department.

Discussion also included project prioritization; implementation of a Storm Water Program by the Northeast Ohio Regional Sewer District; water quality standards mandated by the

Ohio Environmental Protection Agency through the National Pollutant Discharge Elimination System; and future goals.

Council Members supported and expressed appreciation for staff's efforts and achievements in Storm Water Management.

B. [TMP-0245](#)

Discussion of City of Hudson's 2011 Audit Report.

Executive Summary: The City received an unqualified (ie. clean) audit report and had no material weaknesses or non-compliance. As a result, we received the Auditor of State Award. City staff has prepared comments in response to the immaterial items noted in the auditor's report.

Sponsors: Mayor Currin

Mr. Knoblauch reported that the City received a clean audit for 2011, performed by State Auditor's Office, and he provided a summary of four compliance issues cited and explained the City's response (see staff report attached to record copy of these minutes).

City Council members commended Mr. Knoblauch and Finance Department staff on the 2011 Audit Report.

C. [TMP-0242](#)

Bow Hunting on Former Youth Development Center (YDC) Property - Follow-up from Staff.

Executive Summary: At the 10/9/12 City Council Workshop (item ref. TMP-0227), Mr. Basil asked Council to consider allowing bow hunting of deer at the former YDC property on Hines Hill Road, noting that he had received a number of inquiries. Mr. Basil asked that the administrative staff discuss the matter with Police Chief Robbins and Parks Superintendent Hutchinson and follow-up with City Council.

Attachments: Codified Ordinances, Chapter 1074, Deer Hunting
Memo from Parks Superintendent
Former YDC South Property Image
Memo from Public Works Director

Staff recommended that should Council permit bow hunting on the YDC property (south side), a security plan for the property will need to be established, keeping in mind any potential interference or safety concerns with any possible site work projects.

Given the department reports and considerations from the City Solicitor, Parks Superintendent, Police Chief, and Public Works Director, Mr. Basil suggested that City Council abandon this proposal in the current year and reconsider it in 2013, although some issues will still be present.

There was consensus among Council members in support of abandoning this proposal until next year, with further consideration planned after staff has developed security plans and in advance of the 2013 bow hunting season.

D. [TMP-0249](#)

Discussion of Future Uses and Demolition of Facilities on Former Youth Development Center Property.

Executive Summary: Council member Wooldredge has requested further discussion of this topic.

Pursuant to the terms of the purchase agreement for the YDC property, Mr. Basil explained that usage is currently limited to public purposes through 2014, but this limitation does not necessarily prevent Council from planning for future use when the restriction is lifted. He

said that the 130-acre parcel will be attractive for commercial use. In the ensuing discussion, he asked that Council members focus on whether the existing buildings should remain or be demolished.

Mr. Basil welcomed real estate experts, Mr. Matt Beesley, Mr. George Roth, and Mr. Louis Young, who spoke of the property's potential and marketability. Mr. Beesley agreed that the property will be attractive for commercial use, with its highest and best use as an office/research park. He said that most of the land is buildable, and he imagined a multitude of projects, suggesting that the City maintain ownership and act in joint venture partnership, with the ability to narrow uses in the best interest of the City, region, and character of the site.

Mr. Young suggested office development as the best use of the property, noting that higher density would yield a higher income base. He noted that the site will be easier to market to a developer and the property value will be greater without the existing buildings.

Council members considered demolition of all buildings, the cost and timing of such, and property maintenance, as well as a vision for the property as an office/research park and the need for a new zoning district. Mr. Wooldredge was interested in development opportunities that would best grow the tax base. Mr. DeSaussure suggested that Council appoint an ad hoc committee to recommend a comprehensive, long-term vision; to determine the most profitable and suitable uses and the type(s) of enterprises to attract; and to provide input regarding a joint public-private partnership. Mayor Currin supported the appointment of an ad hoc committee, as proposed, and there was consensus of support among Council members, as well. However, Mr. Hanink encouraged reliance on the Economic Growth Board for a recommendation. Mr. Kelemen stressed urgency for Council's decision regarding usage.

Mr. Wooldredge said that he would sponsor a motion at the December 5, 2012, meeting to demolish of all YDC buildings, and Dr. Williams offered to co-sponsor. Mayor Currin noted that he has been in conversation with an organization that still may have a potential use. Mr. Basil said that such a vote would be symbolic, and that Council could still hear a proposal. Mr. Kelemen said that the City should not subsidize any use, and that any proposed use must provide financial information to establish sustainability.

Legislation will appear on the December 5, 2012 for demolition of the all buildings on the former YDC property.

5. Adjournment

There being no further discussion, Mr. Basil adjourned the Council workshop meeting at 9:59 p.m.

David A. Basil, President of Council

Elizabeth Slagle, Clerk of Council