



# City of Hudson, Ohio

## Meeting Minutes - Draft City Council

*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*

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Tuesday, December 3, 2024

6:45 PM

Town Hall  
27 East Main Street

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**Executive session to begin at 6:45 p.m.; Regular meeting to follow at 7:30 p.m.**

### 1. Call to Order

Mayor Anzevino called to order the meeting of Hudson City Council at 6:45 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

### 2. Executive Session

A motion was made by Mr. Foster, seconded by Dr. Bird, to enter into executive session to interview applicants for boards and commissions. Invited to executive session were all members of Council, the Mayor, and the applicants. The motion carried by the following roll call vote:

**Aye:** 6 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater and Mrs. Kowalski

*Mayor Anzevino recessed the regular meeting to enter into executive session at 6:45 p.m. He resumed the regular meeting at 7:30 p.m.*

### 3. Pledge of Allegiance to the Flag

### 4. Roll Call

**Present:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

*Staff in Attendance: Mr. Sheridan, City Manager; Mr. Pitchford, City Solicitor & Special Counsel; Ms. Wheeler, Clerk of Council; Mrs. Behnke, Economic Development Manager; Mr. Griffith, Management/Budget Director; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special*

*Projects; Mr. Kosco, City Engineer; and Mr. Leiter, HCTV Production Assistant.*

## 5. Approval of the Minutes

- A. [24-0118](#) **Minutes of Previous Council Meetings**  
**Brief Description:** Draft minutes of previous meetings are provided for City Council's review and approval.  
**Attachments:** [November 19, 2024 Council Meeting Minutes- Draft](#)

**A motion was made by Mr. Banweg, seconded by Mrs. Heater, that the Minutes be approved as submitted. The motion carried by the following vote:**

**Aye:** 7 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Mr. Banweg

## 6. Proclamation

- A. [24-0119](#) **Special Recognition of Red Kettle Day - Sunday, December 8, 2024**  
**Brief Description:** Mayor Anzevino will proclaim December 8, 2024 as "Red Kettle Day" in Hudson, recognizing the contributions and services of the Salvation Army.  
**Attachments:** [Red Kettle Day 2024](#)

**Mayor Anzevino read the proclamation in its entirety.**

## 7. Public Comments

*None.*

## 8. Correspondence and Council Comments

*Mr. Banweg thanked all the local charitable initiatives and organizations that are helping the community this time of year and encouraged the public to volunteer.*

*Dr. Bird stated that he attended a service learning presentation about a recreation center in Hudson, which discussed the benefits and challenges of building and maintaining one. He also had a tour of the water treatment plant and thanked Mr. Powell and his team for the extensive work that goes into keeping the water safe.*

*Mr. Foster asked the public to not be distracted by screens and cell phones while driving, as the City has had many severe car accidents recently.*

*Mayor Anzevino thanked everyone who participated in the Home for the Holiday Extravaganza event. He also noted several upcoming events: winter fireworks on Dec. 7th at 7:30 p.m., Winter Wonderland Tour of Trees at Case-Barlow Farm on Dec. 6-7 and Dec. 13-14, the First and Main Holiday Walk on Sunday, Dec. 7th, and the cold weather clothing drive happening until Dec. 13th, with a drive-thru drop-off on Dec. 14th in the back parking lot of City Hall.*

## 9. Report of Manager

Mr. Sheridan stated that the winter fireworks are sponsored by the City and Hudson Community Foundation, 89 percent of the leaves have been collected, and staff is getting the snow-plowing app ready which will be located on the City's website.

## 10. Appointments

None.

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

A motion was made by Mr. Foster, seconded by Mr. Banweg, to suspend the rule requiring three readings, except for Resolution No. 24-150. The motion carried by the following vote:

Aye: 7 - Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg and Dr. Bird

### Approval of the Consent Agenda

A motion was made by Mr. Foster, seconded by Mr. Banweg, to approve the Consent Agenda, except for Resolution No. 24-150. The motion carried by the following vote:

Aye: 7 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird and Mr. Foster

- A. [24-0120](#) **A Motion to Approve the Proposed 2025 City Council Meeting Schedule.**  
***Brief Description:*** A proposed meeting schedule for the new year has been prepared for Council's review and approval.

***Attachments:*** [Meetings Schedule 2025](#)  
[2025 Council Calendar Overview](#)

Motion 24-0120 was approved on the Consent Agenda.

- B. [24-0121](#) **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding a New Permit to Sell Alcoholic Beverages for Regal Cinemas Inc, 5339 Darrow Rd, Hudson, OH, 44236.**  
***Brief Description:*** The Clerk is in receipt of the attached Notice to Legislative Authority dated November 15, 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 9, 2024.

***Attachments:*** [Notice to Legislative Authority - Regal Cinemas Inc](#)

Motion No. 24-0121 was approved on the Consent Agenda.

- C. [24-0122](#) **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding a New**

**Permit to Sell Alcoholic Beverages for NC Soccer Club Inc, DBA NC Soccer Club, 5661 Stow Rd., Hudson.**

**Brief Description:** The Clerk is in receipt of the attached Notice to Legislative Authority dated November 18, 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 14, 2024.

**Attachments:** [Notice to Legislative Authority - NC Soccer Club Inc](#)

**Motion No. 24-0122 was approved on the Consent Agenda.**

- D. [24-0123](#) **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 for Hudson Gas LLC, 5915 Darrow Rd, Hudson from A&Y Silmi Corp, 5915 Darrow Rd., Hudson.**

**Brief Description:** The Clerk is in receipt of the attached Notice to Legislative Authority dated November 18, 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 16, 2024.

**Attachments:** [Notice to Legislative Authority - Hudson Gas LLC](#)

**Motion No. 24-0123 was approved on the Consent Agenda.**

- E. [24-0124](#) **A Motion of City Council to Approve the City Manager's Recommendation to Appoint Mr. Brian Griffith as Assistant City Manager.**

**Brief Description:** Pursuant to Charter Section 5.04(a), a majority of City Council members must approve the City Manager's recommendation to appoint an Assistant City Manager.

**Motion No. 24-0124 was approved on the Consent Agenda.**

- F. [24-143](#) **AN ORDINANCE AMENDING ORDINANCE NO. 23-134, MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FISCAL YEAR ENDING DECEMBER 31, 2024 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS.**

**Brief Description:** This Ordinance will amend the 2024 budget for additional and/or amended appropriations as listed in the attached Exhibit A.

**Attachments:** [2024 General Fund Carryover](#)

[Exhibit A](#)

[Ordinance No. 24-143](#)

**Ordinance No. 24-143 was approved on the Consent Agenda.**

- G. [24-144](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TRUERX FOR CERTAIN HEALTH BENEFIT PLAN SERVICES; AND DECLARING AN EMERGENCY.**  
***Brief Description:*** The City of Hudson provides certain health benefits (medical and prescription drug coverage) to regular full-time city employees. The attached legislation seeks Council’s authorization for the City Manager to enter into a contract with TrueRX to provide prescription drug administration for the period of January 1, 2025, through December 31, 2025.  
***Attachments:*** [Resolution No. 24-144](#)

Resolution No. 24-144 was approved on the Consent Agenda.

- H. [24-145](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MUTUAL HEALTH SERVICES (MHS) FOR CERTAIN HEALTH BENEFIT PLAN SERVICES; AND DECLARING AN EMERGENCY.**  
***Brief Description:*** The City of Hudson provides certain health benefits (medical and prescription drug coverage) to regular full-time city employees. The attached legislation seeks Council’s authorization for the City Manager to enter into a contract with Mutual Health Services (MHS) to provide claims administration for the period of January 1, 2025, through December 31, 2025.  
***Attachments:*** [Resolution No. 24-145](#)

Resolution No. 24-145 was approved on the Consent Agenda.

- I. [24-146](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BRM SPECIALTY FOR CERTAIN HEALTH BENEFIT PLAN SERVICES; AND DECLARING AN EMERGENCY.**  
***Brief Description:*** The City of Hudson provides certain health benefits (medical and prescription drug coverage) to regular full-time city employees. The attached legislation seeks Council’s authorization for the City Manager to enter into a contract with BRM Specialty to provide stop loss insurance for the period of January 1, 2025, through December 31, 2025.  
***Attachments:*** [Resolution No. 24-146](#)

Resolution No. 24-146 was approved on the Consent Agenda.

- J. [24-147](#) **A RESOLUTION EXPRESSING THE INTENT OF THE CITY OF HUDSON IN 2025 TO SELL BY INTERNET AUCTION PERSONAL PROPERTY, INCLUDING MOTOR VEHICLES AND OTHER PROPERTY REFERENCED IN REVISED CODE §721.15 WHICH ARE NO LONGER NEEDED FOR PUBLIC USE OR ARE OBSOLETE OR UNFIT FOR THE USE FOR WHICH THEY WERE ACQUIRED.**  
***Brief Description:*** Staff is requesting permission to use govdeals.com and other similar services to dispose of unneeded, obsolete, or unfit equipment.

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This is a required annual renewal of agreement for Govdeals online auction services.

**Attachments:** [Resolution No. 24-147](#)

Resolution No. 24-147 was approved on the Consent Agenda.

- K. [24-148](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE EQUIPMENT, MATERIALS, SUPPLIES AND SERVICES FOR THE CITY'S PUBLIC UTILITY AND VELOCITY BROADBAND SERVICES OPERATIONS ON AN AS-NEEDED BASIS DURING THE YEAR 2025.**

**Brief Description:** This annual resolution requests permission allowing the Public Works Department to make purchases of equipment, materials, supplies and services in the operational area of the municipal utilities and Velocity Broadband service operation that will exceed \$25,000 based on the 2025 approved budget.

**Attachments:** [Exhibit A: HPP-Velocity Permission to Purchase \(Nov. 2024\)](#)  
[Resolution No. 24-148](#)

Resolution No. 24-148 was approved on the Consent Agenda.

- L. [24-149](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER, DURING THE YEAR 2025, TO ADVERTISE FOR BIDS OR TO UTILIZE THE VARIOUS CHARTER-AUTHORIZED GOVERNMENTAL COMPETITIVE PURCHASING PROGRAMS AND ENTER INTO CONTRACTS FOR CONSTRUCTION MATERIALS, SUPPLIES, SERVICES, AND EQUIPMENT.**

**Brief Description:** This Resolution would authorize the advertisement, receipt of bids and award of contracts for capital items, services, equipment, and materials and supplies for Public Works operations as included in the approved 2025 Annual Budget.

**Attachments:** [Exhibit A: Contracts for Competitive Bidding or Cooperative Bidding and Award of Contracts](#)  
[Resolution No. 24-149](#)

Resolution No. 24-149 was approved on the Consent Agenda.

### Removed from the Consent Agenda

- M. [24-150](#) **A RESOLUTION DECLARING A 3 MONTH MORATORIUM ON ACCEPTING FOR FILING AND CONSIDERATION, REVIEW AND APPROVAL OF ALL NEW APPLICATIONS FOR MARIJUANA RELATED ACTIVITIES IN THE CITY OF HUDSON; AND DECLARING AN EMERGENCY.**

**Brief Description:** A proposed resolution to extend a moratorium regarding

marijuana related activities.

**Attachments:** [Resolution No. 24-150](#)

**A motion was made by Mr. Sutton, seconded by Dr. Bird, to suspend the rule requiring three readings on Resolution No. 24-150. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster and Dr. Goetz

*Mr. Sutton stated that 14 out of 18 precincts in Hudson passed the state issue and there were two public hearings for residents to voice their concerns, where only one resident came. He said he would vote no on the resolution.*

*Mr. Banweg noted that the issue passed by a slight majority in each precinct and some residents did not vote for it in Hudson, so he was in favor of passing the resolution to get more feedback.*

*Mr. Foster said that he had not heard from many people speaking out against these kind of establishments, the Planning Commission was split, but he was in favor of allowing three more months to get feedback. He noted though, that without any push back, the City should move forward to allow it.*

**A motion was made by Mr. Banweg, seconded by Mrs. Heater, that Resolution No. 24-150 be adopted with rule suspension. The motion carried by the following vote:**

**Aye:** 5 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz and Mrs. Heater

**Nay:** 2 - Mrs. Kowalski and Mr. Sutton

*Mr. Pitchford called for a point of order to note that Resolution No. 24-150 passed by a vote of 5-2, thereby making the legislation effective in 30 days instead of immediately, as drafted.*

## 12. Legislation

### 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](#)

**Mayor Anzevino read the title of Ordinance No. 24-104, which constituted its third reading.**

**A motion was made by Mr. Foster, seconded by Mr. Sutton, that Ordinance No. 24-104 be postponed to a date certain of December 17, 2024. The motion carried by the following vote:**

**Aye:** 7 - Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater and Mrs. Kowalski

- 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](#)  
   [PC Signed Decision](#)  
   [Ordinance No. 24-105 \(amended for 12-17-24\)](#)

Mayor Anzevino read the title of Ordinance No. 24-105, which constituted its third reading.

A motion was made by Mr. Foster, seconded by Mr. Banweg, that Ordinance No. 24-105 be postponed to a date certain of December 17, 2024. The motion carried by the following vote:

Aye: 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

- 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](#)

Mayor Anzevino read the title of Resolution No. 24-131, which constituted its third reading.

A motion was made by Mr. Foster, seconded by Mr. Sutton, that Resolution No. 24-131 be referred to Planning Commission. The motion carried by the following vote:

Aye: 7 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Mr. Banweg

- D.**      [24-132](#)      **A RESOLUTION ADOPTING IN CONCEPT THE 2026-2030 WALK AND BIKE HUDSON PLAN.**  
***Brief Description:*** The draft Walk and Bike Hudson Plan has been prepared for Council discussion.



**Attachments:** [Walk and Bike Plan 2026-2030 11.21.24 - For Adoption in concept](#)  
[Walk and Bike Plan Appendices A\\_B\\_C\\_D 11.21.24 For Adoption in concept](#)  
[Staff Memo](#)  
[Walk & Bike Plan Update - October 2024](#)  
[Walk and Bike Plan 2026-2030 - Draft](#)  
[Appendices A\\_B\\_C](#)  
[Resolution No. 24-132](#)

**A motion was made by Mr. Sutton, seconded by Mrs. Heater, to pass Resolution No. 24-132.**

**A motion was made by Mr. Sutton, seconded by Mr. Banweg, that this Resolution be amended and substituted to the version dated November 21, 2024. The motion carried by the following vote:**

**Aye:** 7 - Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg and Dr. Bird

**The motion to pass as amended carried by the following vote:**

**Aye:** 7 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird and Mr. Foster

**E. [24-133](#) AN ORDINANCE RELEASING THE RESERVATION STRIP WITHIN THE PINE TRAILS SUBDIVISION.**

**Brief Description:** Request to remove the reservation strip within the Pine Trails Subdivision to provide access to the abutting 18.16 acres which is no longer anticipated for extension of the subdivision.

**Attachments:** [Applicant letter 9.23.24](#)  
[Nye 18 Acre Boundary Survey](#)  
[Pine Trails Phase I](#)  
[Exhibit A: Pine Trails - GIS Overview](#)  
[Ordinance No. 24-133](#)

*Mr Sutton, Mr. Banweg, Mr. Foster, Dr. Bird, and Mrs. Heater voiced their concerns about the unusual process of a blanket release of the reservation strip, and that while they supported an individual's right to use their property within the law, there were no site plans or development agreements drawn up and would be voting against the legislation.*

*Dr. Goetz asked why these requests were not discussed prior to third reading.*

**A motion was made by Dr. Bird, seconded by Mr. Foster, that Ordinance No. 24-133 be adopted on third reading. The motion failed by the following vote:**

**Aye:** 1 - Dr. Goetz

**Nay:** 6 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird and Mr. Foster

**F. [24-151](#) AN ORDINANCE AMENDING SECTION 4, "STORM COLLECTION" AND SECTION 5, "STORM WATER MANAGEMENT," OF**

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**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](#)

Mayor Anzevino read the title of Ordinance No. 24-151, which constituted its first reading.

G. [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](#)

Mayor Anzevino read the title of Ordinance No. 24-152, which constituted its first reading.

H. [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](#)

Mayor Anzevino read the title of Ordinance No. 24-153, which constituted its first reading.

13. **Executive Session**

A motion was made by Mr. Foster, seconded by Mr. Banweg, to enter into executive session to consider confidential information related to an applicant for economic development assistance. Invited to the executive session were all members of Council, the Mayor, the City Solicitor, the City Manager, the Economic Development Manager, and the Community Development Director. The motion carried by the following roll call vote:

**Aye:** 7 - Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz and Mrs. Heater

*Mayor Anzevino recessed the meeting at 8:21 p.m. to enter into executive session. He returned to the regular meeting at 8:30 p.m.*

## **14. Adjournment**

**There being no further business, Mayor Anzevino adjourned the regular Council meeting at 8:30 p.m.**

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**Jeffrey L. Anzevino, Mayor**

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**Aparna Wheeler, 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.*