



# City of Hudson, Ohio

## Meeting Minutes - Draft

### City Council

*David A. Basil, Mayor*

*William D. Wooldredge, President of Council (At-Large)*

*Beth A. Bigham, Council Member (Ward 4)*

*Hamilton DeSaussure, Jr., Council Member (At-Large)*

*Dennis N. Hanink, Council Member (Ward 1)*

*Alex D. Kelemen, Council Member (Ward 3)*

*Casey M. Weinstein, Council Member (Ward 2)*

*J. Daniel Williams, Council Member (At-Large)*

*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, August 21, 2018

7:30 PM

Town Hall

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#### 1. Call to Order

Mayor Basil 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:** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams 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. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, Production Assistant; Ms. Roberts, Communications Manager; and Mr. Sheridan, Assistant City Manager - Professional Services.*

#### 4. Approval of the Minutes

##### A. [18-0074](#) Minutes of Previous Council Meetings

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

**Attachments:** [August 14, 2018 Special Meeting and Regular Workshop - DRAFT](#)

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

## 5. Public Comments

- A. [18-0075](#)      **Award: Hudson as Best Place to Raise a Family**  
**Executive Summary:** In recognition of Hudson as a Parent Choice Award Winner, Brad Mitchell, Owner/Publisher of Northeast Ohio Parent Magazine, will present this award to the City.

**Attachments:**      [Hyperlink - Northeast Ohio Parent Magazine, July 2018](#)

*Mr. Brad Mitchell, 7258 Hudson Park Drive, Publisher of NEO Parent Magazine and Boomer Magazine, announced that Hudson had been named the "Best Town to Raise a Family" in Northeast Ohio, based on a reader survey conducted this spring. He said that the award is a reflection of residents, schools, businesses and the government working together to make Hudson a very special place to live and raise a family. Mayor Basil agreed and thanked Mr. Mitchell for the recognition and noted that the combined efforts of everyone are what makes Hudson the best place to raise a family.*

**Mr. Mtichell presented an award certificate to Mayor Basil and spoke of the characteristics that make Hudson the best place to raise a family.**

*Other public comments:*

*Ms. Ela Mody, 6254 Wessington Drive, and Ms. Cece Bird, 7406 Hudson Park Drive, spoke in support of renewable energy and appreciation of the City's proposed solar project (Resolution No. 18-122). They thanked City Council for investing in solar energy and said that they are proud of these efforts to improve our community. Mayor Basil said that City officials also excited about this project, as well as other similar projects that may be considered in the future.*

*Mr. Jeff Wells, resident of 1825 Ashley Drive and Chair of the Environmental Awareness Committee (EAC), spoke in support of the proposed solar power project. He said that the EAC has great interest in this project and its success, and he thanked all those involved (his remarks are attached to record copy of these minutes).*

*Mr. Jess Ennis, 27 S. Hayden Parkway and former EAC member, also spoke in support of the proposed solar power project; however he expressed concerns about the pledged electricity production of the system and about Hudson Shines, LLC, the proposed owner and operator of the project.*

*Mr. Kenneth Nadsady, 4353 Westchester Court, said that he owns a solar contracting company in Hudson, also questioned the electricity production figures for the proposed solar power project.*

*Eric Hancsak, 60 Division Street and EAC member, applauded City elected and staff officials for their hard work and diligence in pursuing the proposed solar power project. He spoke in support of it and recognized the economic benefit of this and other renewable energy projects. He questioned the following: 1.) Hudson Shines' capability to build and operate this project; 2.) the City's renewable energy goals and the public's ability to take part in the process of setting those goals; 3.) Council consideration of pledge for 100% renewable energy; and 4.) opportunity for EAC to provide recommendation to Council regarding renewable energy projects.*

## 6. Correspondence and Council Comments

*Mr. DeSaussure read a letter sent to all elected officials from Father Scott Goodfellow of St. Mary Parish in Hudson, in which he shared his convictions for the health and well-being of the community and his opposition to the Hudson Library and Historical Society's invitation to Cecile Richards, former CEO of Planned Parenthood, to speak at the library on September 24, 2018. Mayor Basil acknowledged receipt of the same letter, as did Mr. Wooldredge, who added that while he agreed with Father Goodfellow, he also believes in the freedom of speech. Mayor Basil also commented that, while elected officials are willing to hear public comments concerning the Library, the City does not have any control over the Library; it has its own independent board and executive director.*

*As Council Liaison, Mr. Hanink reported that the Planning Commission had voted to continue the public hearing on the Land Development Code rewrite and to begin a detailed review. He noted that their work will likely require more than 120 days, and Council should expect a request for an extension. He acknowledged and thanked Planning Commission members for their willingness to undertake this project and for their engagement and passion, commenting that citizen oversight is another characteristic that makes Hudson a special community.*

*Dr. Williams said that he and Mayor Basil attended the grand opening of the new Gerald Reeves Media Center at Hudson High School, the first step in renovations approved by the recent bond issue. He commented that the school system today is a result of Mr. Reeves' efforts. Mayor Basil said that the new Media Center is quite remarkable, and he acknowledged Mr. Reeves' contributions in his tenure as Assistant Superintendent and Superintendent of Schools.*

## 7. Report of Manager

*Ms. Howington acknowledged that the review of proposed amendments to the Land Development Code (LDC) is a major undertaking. She said that staff is prepared to methodically review the document in small segments. She noted that there have been no comprehensive changes to the LDC in 20 years, but a number of smaller changes were made that tend to complicate the LDC. She said that staff is willing to take as much time as needed, reviewing the rationale for proposals and investigating other options, and timing will be a decision of the community. She applauded staff's efforts thus far.*

- A. [18-0071](#)      **Downtown Phase II Development - follow-up discussion and questions regarding Planned Development Preliminary Plan application (2018-3487).**  
**Executive Summary:** Planning Commission has forwarded a recommendation to approve the Downtown Phase II Planned Development Preliminary Plan (PC Case 2018-3487) subject to the conditions listed in the decision of July 23, 2018. City Council held a public hearing regarding this matter on August 14, 2018.  
**Attachments:**      [PC Recommendation 2017-3487 Preliminary Plan Downtown Phase II](#)  
                                 [P2018-3487 SR July 23 2018 meeting](#)  
                                 [DTPH2 Preliminary Plan 2018-07-02](#)  
                                 [Memo from City Manager 8-16-2018](#)  
                                 [Memo from City Manager 8-24-2018](#)

*Discussion of the Downtown Phase II Project was held to address Council concerns expressed at the August 14, 2018, meeting. Mr. Testa provided an overall vision and reviewed details of the Preliminary Plan and general layout. Topics discussed included uses, traffic flow, project phasing, density, event space, public/private partnership, review process, and timeline.*

**This matter was discussed and forwarded to the August 28, 2018, workshop.**

## 8. Appointments

*Mr. Wooldredge said that the City is accepting applications for vacancies on the Architectural & Historic Board of Review and the Environmental Awareness Committee. He encouraged interested residents to apply by September 7, 2018. Mayor Basil said that service on a board or commission is a terrific way to contribute and learn about the community.*

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

**A motion was made by Mr. Wooldredge, seconded by Dr. Williams, 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 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

### Approval of the Consent Agenda

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

**Aye:** 7 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge and Mrs. Bigham

- A. [18-0076](#) **A Motion to Acknowledge the Timely Receipt of the July 2018 Monthly Financial Report**  
**Executive Summary:** Financial summaries are provided each month for Council's review.  
**Attachments:** [July 2018 Financial Report](#)

**This motion was approved on the Consent Agenda.**

- B. [18-119](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER TO THE CONTRACT WITH LIBERTA CONSTRUCTION FOR THE MANOR DRIVE WATERLINE AND STORM SEWER IMPROVEMENT PROJECT; AND DECLARING AN EMERGENCY.**  
**Executive Summary:** City staff is requesting a change order to the contract with Liberta Construction for the Manor Drive Waterline and Storm Sewer Improvement Project in the amount of \$9,315.90 due to unanticipated issues discovered during construction.  
**Attachments:** [Resolution No. 18-119](#)

**Resolution No. 18-119 was approved on the Consent Agenda.**

- C.        [18-120](#)        **A RESOLUTION AFFIRMING THE CITY MANAGER’S ACCEPTANCE OF A GRANT FROM THE BURTON D. MORGAN FOUNDATION ON BEHALF OF HUDSON COMMUNITY TELEVISION.**

**Executive Summary:** The Burton D. Morgan Foundation has approved a grant for \$1,200.00 for the production of “*Good Day in Hudson*”.

**Attachments:**        [Resolution No. 18-120](#)

**Resolution No. 18-120 was approved on the Consent Agenda.**

- D.        [18-121](#)        **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE NORTH MAIN STREET STORM SEWER IMPROVEMENT PROJECT WITH THE LOWEST AND BEST BIDDER; AND DECLARING AN EMERGENCY.**

**Executive Summary:** The N. Main Street Storm Sewer Improvement Project will involve the installation of new storm pipe, catch basins and/or curb/drive apron improvements to improve storm water conveyance in the areas along N. Main Street, south of Brandywine Drive, and at the Markillie-St. Mary’s Cemetery.

**Attachments:**        [Exhibit A](#)  
                                 [Resolution No. 18-121](#)

**Resolution No. 18-121 was approved on the Consent Agenda.**

### **Items Removed from the Consent Agenda**

- E.        [18-122](#)        **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A SOLAR POWER PURCHASE AGREEMENT AND A PROPERTY EASEMENT AGREEMENT WITH HUDSON SHINES LLC.**

**Executive Summary:** At the July 10, 2018 Council meeting the City’s power consultant Mr. John Courtney recommended that the City move forward with purchasing power from a solar photovoltaic system to be located on a portion of the City’s Hines Hill Property. The system would be interconnected to the City’s public electric grid (behind the meter). Mr. Courtney also reviewed the submitted KWh pricing and the property easement language for the project. Per the agreements, Hudson Shines LLC, the recommended developer, is to design, construct, own and operate a 2 MW photovoltaic system and provide 100% of the energy production to the City of Hudson at a fixed price for a 25-year term. Hudson Shines LLC will be the exclusive owner and operator of the system and is responsible for meeting all local, state and federal requirements with regards to the solar power system design, construction and operation. The project map has been attached for reference.

**Attachments:**        [YDC Property Solar Project Limits](#)  
                                 [Hudson Solar Project - Preliminary Site Plan](#)  
                                 [Ordinance No. 18-122](#)

**Mayor Basil read the title of Ordinance No. 18-122, which constituted its first reading.**

*Mr. Wooldredge requested that Ordinance No. 18-122 be removed from the Consent Agenda.*

**A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to suspend the rule requiring three readings to allow for passage of Ordinance No. 18-122. The motion to suspend the rule failed by the following vote:**

**Aye:** 5 - Mr. Hanink, Mr. Weinstein, Dr. Williams, Mr. Wooldredge and Mr. DeSaussure

**Nay:** 2 - Mr. Kelemen and Mrs. Bigham

**F. [18-123](#)**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOB CREATION GRANT AGREEMENT WITH ON SEARCH PARTNERS, LLC; AND DECLARING AN EMERGENCY.**

**Executive Summary:** On Search Partners, LLC is seeking a Job Creation Grant from the City of Hudson for their corporate headquarters location.

**Attachments:** [Resolution No. 18-123](#)

*Mrs. Bigham requested that Resolution No. 18-123 be removed from the Consent Agenda.*

**A motion was made by Mrs. Bigham, seconded by Mr. DeSaussure, to suspend the rule requiring three readings to allow for passage of Resolution No. 18-123. The motion carried by the following vote:**

**Aye:** 7 - Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Hanink

*Mrs. Bigham stated that the intent of the Job Creation Grant Agreement is to attract and incentivize a business to move to Hudson, and this company is already here. She expressed concern that passage of Resolution No. 18-123 would set a precedent. Mr. Wooldredge expressed support, saying that a new business was brought to Hudson, but the owners made an honest mistake by failing to submit a timely application. Mr. DeSaussure also supported the Resolution, saying that the City's flexibility is good for the long-term relationship with the business. Mr. Hanink was sympathetic to Mrs. Bigham's concerns, but he accepted the Hudson Economic Development Incentive Committee's recommendation. Dr. Williams, Mr. Weinstein, and Mayor Basil also spoke in support of this Resolution.*

**A motion was made by Mrs. Bigham, seconded by Mr. Wooldredge, to pass Resolution No. 18-123. The motion carried by the following vote:**

**Aye:** 6 - Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mr. DeSaussure, Mr. Hanink and Mr. Kelemen

**Nay:** 1 - Mrs. Bigham

**10. Legislation**

**A. [18-104](#)**

**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.**

**Executive Summary:** Section 4 - Storm Collection of the City of Hudson Engineering Standards for Infrastructure Construction was last updated in 2002. Section 5 - Storm Water Management was last updated in 2007. Staff would like to update these sections to reflect various changes due to industry standards that have changed since the last updates.

Attachments:     [Section 4 - Storm Collection Redline 7-3-2018](#)  
                             [Section 5 - Storm Water Management Redline 7-3-2018](#)  
                             [Ordinance No. 18-104](#)

A motion was made by Mr. Wooldredge, seconded by Mr. Kelemen, to pass Ordinance No. 18-104. The motion carried by the following vote:

Aye: 7 - Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen and Mr. Weinstein

B.     [18-116](#)

**A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE INSTALLATION OF AN AMERICANS WITH DISABILITIES ACT (ADA) RAMP AT THE NEW ADMINISTRATION BUILDING LOCATED AT 1140 TEREX ROAD; AND DECLARING AN EMERGENCY.**

**Executive Summary:** To be ADA compliant, a ramp needs to be installed at the new administration building located at 1140 Terex Road. The City of Hudson received a \$75,000 U.S. Department of Housing and Urban Development Community Development Block Grant through the Summit County Department of Community and Economic Development for the installation of this ramp. The grant funding must be used by December 31, 2018. In response to concerns raised at the August 14, 2018, Council workshop, staff provided the attached information.

Attachments:     [ADA Ramp Information - 8-21-18](#)  
                             [Resolution No. 18-116](#)

Mayor Basil read the title of Resolution No. 18-116, which constituted its second reading.

C.     [18-0073](#)

**A motion of support for the requests made by the Hudson Ad Hoc Committee for Community-Wide Fiber in their memorandum to Hudson City Council dated August 2, 2018. The Ad Hoc Committee for Community-Wide Fiber was created by Hudson City Council through Motion 18-0051 passed on June 5, 2018 for “the purpose of making recommendations to Council regarding community-wide and residential broadband services...to make recommendations to City Council through written report issued by October 2, 2018.” City Council, through this motion, affirms its approval for expenditure not to exceed \$10,000 for the purposes of entering into a contract for a community survey, and for attendance of committee members at the Great Lakes Connect Conference, September 24-27, 2018. Accordingly, City Council extends the deadline for the production of a written report, established in Motion 18-0051, to ~~November 12, 2018~~ December 15, 2018, at which time the Committee's work will be concluded. (as amended 8/21/2018)**

**Executive Summary:** This motion, submitted by Mr. Kelemen, relates to the attached memorandum from the Ad Hoc Committee for Community-Wide Fiber, dated August 2, 2018.

Attachments:     [Memorandum - Fiber Ad-Hoc Committee 080218](#)  
                             [Email from C Tait - follow-up to 8-15-18 Ad Hoc Comm Mtg](#)

**A motion was made by Mr. Kelemen, seconded by Mr. DeSaussure, to approve an amended motion to stipulate that with the deadline of November 12, 2018, the Committee's work will be concluded.**

**In a subsidiary motion, Mr. Wooldredge moved to postpone action on the motion until November 12, 2018. The motion failed for lack of a second.**

*Council members generally discussed the tasks assigned to the Ad Hoc Committee, as well as funding of an additional survey, the deadline for a recommendation, and a May ballot issue.*

**A subsidiary motion was made by Mr. DeSaussure, seconded by Dr. Williams, that the Motion be further amended to extend the deadline to "December 15, 2018, at which time the Committee's work will be concluded." The amended motion carried by the following vote:**

**Aye:** 5 - Mr. Wooldredge, Mr. DeSaussure, Mr. Hanink, Mr. Weinstein and Dr. Williams

**Nay:** 2 - Mrs. Bigham and Mr. Kelemen

## **11. Executive Session**

**A motion was made by Mr. Wooldredge, seconded by Mr. Hanink, to enter into executive session to consider a personnel matter regarding the employment of a public employee. Mayor Basil recessed the meeting at 9:19 p.m. after the motion carried by the following vote:**

**Aye:** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

*Mayor Basil reconvened the regular meeting at 9:41 p.m.*

## **12. Adjournment**

**There being no further business, Mayor Basil adjourned the Council meeting at 9:41 p.m.**

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**David A. Basil, 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.*