



City of Hudson, Ohio

Meeting Minutes - 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, August 26, 2025

7:30 PM

Town Hall
27 East Main Street

1. Call to Order

Mayor Anzevino called to order the workshop 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, and he handed the workshop over to President of Council Foster, in accordance with Council Rules.

Present: 6 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mrs. Heater

Others & Staff in Attendance: Mr. Sheridan, City Manager; Mrs. Behnke, Economic Development Manager; Ms. Fernandez, Community Project Planner; Mr. Griffith, Assistant City Manager; Mr. Griffith, Public Works Assistant Superintendent; Mr. Hannan, Community Development Director; Ms. Harvey, Production Assistant; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Sugar, City Planner; and Mr. Tabak, Police Chief.

2. Correspondence and Council Comments

Mr. Banweg stated that he and Dr. Goetz met with some Hudson Road residents regarding parking concerns. He also reminded residents about the Hudson Memorial Walk at Hudson High School Stadium on September 11, 2025 at 8:30 p.m.

3. Discussion Items

- A. [25-125](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EMERGENCY AGREEMENT WITH MAGNETECH INDUSTRIAL SERVICES, INC. FOR THE INSPECTION AND DIAGNOSIS OF A 12.47 KV TRANSFORMER AT THE CITY'S SOUTHSIDE SUBSTATION; AND DECLARING AN EMERGENCY.**
Brief Description: On August 13th, the City of Hudson experienced a

substantial lightning storm in the area of our Southside Substation. The storm tripped one of our main transformers at the substation. The transformer has been out of service since August 13th. The transformer was tested after the storm, and it was determined that the transformer cannot be re-energized. The distribution circuit that this transformer served was transferred to another substation, and the system is still being supplied from that location, which reduces the reliability of our system.

Attachments: [Transformer Image 1](#)
 [Transformer Image 2](#)
 [Quote](#)
 [Resolution No. 25-125](#)

Mr. Sheridan explained the problems affecting the large transformer at the substation. He added that, given the significant capacity served by this equipment, Hudson Public Power contacted two contractors for repair estimates and received a response from one. According to Mr. Sheridan, that contractor is available to begin work next week. Mr. Griffith then outlined the specific areas supplied by the transformer, emphasized the urgency of restoring it to service, and the time frame for the repair. Council discussion followed that included funding and consequences of being without backup. Mr. Knoblauch noted that staff is looking into a possible insurance claim for this repair.

This matter was discussed.

B. [25-0100](#)

Implementation of 2024 Comprehensive Plan

Brief Description: City staff will present an implementation tracking system for the 2024 Comprehensive Plan and provide an update on year one activities to assist Council with the upcoming budget discussions and future action item priorities.

Attachments: [City Council Memo August 2025](#)
 [Comp Plan Tracker - Year 1 Update](#)
 [Comp Plan Year 1 Snapshot](#)

Mr. Sugar and Ms. Fernandez provided a year-one snapshot on some of the action items that were part of the 2024 Comprehensive Plan. Brief Council discussion followed.

This matter was discussed.

C. [25-0101](#)

South Darrow Council Subcommittee Update

Brief Description: The South Darrow Council Subcommittee has completed five sessions to prepared a draft zoning framework for Council discussion

Attachments: [Council Memo for 8.26.25 workshop](#)
 [Zoning District 11 - Proposed Boundary](#)
 [District 11 Regulation Framework 8.13.25 Draft](#)
 [South Darrow Council Subcommittee Meeting Minutes](#)

Ms. Behnke and Mr. Sugar provided an update on what the South Darrow Council Subcommittee has been working on over the past few months. Mr. Sugar introduced the preliminary zoning framework, while other Subcommittee members outlined the key topics discussed during their meetings and explained the rationale behind their proposed concept.

This matter was discussed.

D. [25-113](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND TO ENTER INTO A CONTRACT FOR HUDSON DRIVE WATERLINE EXTENSION PROJECT.**

Brief Description: This project will expand the City's water distribution network by extending a new 12" diameter waterline along Hudson Drive from Hudson Gate Drive to the location of the new Public Works Facility. The project also includes the reconstruction of the water service connection to City Hall.

Attachments: [Financial Breakdown 2025.08.26](#)

[Exhibit - Hudson Dr Waterline Alternates Eval 2025.08.26](#)

[Exhibit - Hudson Dr Waterline and City Hall Water Service](#)

[Resolution No. 25-113](#)

Mr. Sheridan stated that this is a follow-up discussion related to different routes for running the waterline. Mr. Kosco provided an explanation on a different route for the waterline installation as well as the cost associated. In response to a question, Mr. Sheridan stated that Ms. Behnke is working with the Corporate Drive businesses to obtain their water bills in order to put a cost sheet together.

This matter was discussed.

4. **Proposed Consent Agenda for September 2, 2025, Council Meeting**

A. [25-0104](#) **A Motion to Acknowledge the Timely Receipt of the July 2025 Monthly Financial Report**

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

Attachments: [July 2025 Financial Report](#)

This Motion was forwarded for further consideration at the September 2, 2025, Council meeting.

B. [25-120](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PRELIMINARY ENGINEERING AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION AND NORFOLK SOUTHERN RAILWAY COMPANY FOR THE HINES HILL ROAD GRADE SEPARATION PROJECT; AND DECLARING AN EMERGENCY.**

Brief Description: This agreement is with the City of Hudson, Ohio Department of Transportation (ODOT) and Norfolk Southern Railway Company for a Preliminary Engineering Agreement for the Hines Hill Road Grade Separation Project.

Attachments: [Agreement](#)

[Resolution No. 25-120](#)

This Resolution was forwarded for further consideration at the September 2, 2025, Council meeting.

- C. [25-121](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED LOCAL PUBLIC AGENCY (“LPA”) FEDERAL LOCAL-LET PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE SR 303 SAFETY IMPROVEMENTS PROJECT (SUM-SR 303, 12.63, PID#117269); AND DECLARING AN EMERGENCY.**

Brief Description: Due to the modification of the original design of the SR 303 Safety Project from Boston Mills Road to SR 91, the amount of Ohio Department of Transportation (ODOT) safety grant funding was reduced from \$330,000 to \$100,000.

Attachments: [Resolution No. 25-121](#)

This Resolution was forwarded for further consideration at the September 2, 2025, Council meeting.

- D. [25-122](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE PERK COMPANY FOR THE SR 303 SAFETY IMPROVEMENTS PROJECT (SUM-SR 303, 12.63, PID#117269); AND DECLARING AN EMERGENCY.**

Brief Description: This project includes pavement striping, signage improvements, and curb ramps along W. Streetsboro Street (SR 303) between Boston Mills Road and Atterbury Blvd. The construction total cost is \$162,971.56, with \$100,000 funded by a safety grant from the Ohio Department of Transportation (ODOT).

Attachments: [Resolution No. 25-122](#)

This Resolution was forwarded for further consideration at the September 2, 2025, Council meeting.

- E. [25-123](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE SALE OF APPROXIMATELY 0.1705 ACRES OF CITY PROPERTY LOCATED AT PARCEL #30-01315; AND DECLARING AN EMERGENCY.**

Brief Description: The City of Hudson is interested in selling approximately .1705 acres of a parcel located at 5431 Hudson Dr., identified by the Summit County Auditor as Parcel #3001315 for \$10,416.36 to the Owner of a parcel located at 5411 Hudson Dr., identified by the Summit County Auditor as Parcel 3001552. The land is currently owned by Jessi Brown.

Attachments: [5411 HUDSON DR. PARCEL EXHIBIT Option 1](#)
 [Resolution No. 25-123](#)

Mr. Sheridan stated that there is a new owner for this parcel, and this owner preferred to purchase the land as opposed to doing a land swap as previously discussed. He further stated that this sale has no impact on the new Public Works Facility.

This Resolution was forwarded for further consideration at the September 2, 2025, Council meeting.

- F. [25-124](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DIAMOND WATERFRONTS TO PURCHASE AN ADA ACCESSIBLE KAYAK RAMP WITH INSTALLATION.**

Brief Description: The City of Hudson has been awarded a State Capital Budget Grant in the amount of \$62,700 to fund an ADA Accessible Kayak Ramp with no required match. Funding received should cover the project entirely.

Attachments: [Resolution No. 25-124](#)

Mr. Sheridan stated that the installation of this ADA kayak ramp and the new boat ramp will be installed simultaneously.

This Resolution was forwarded for further consideration at the September 2, 2025, Council meeting.

- G. [25-125](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EMERGENCY AGREEMENT WITH MAGNETECH INDUSTRIAL SERVICES, INC. FOR THE INSPECTION AND DIAGNOSIS OF A 12.47 KV TRANSFORMER AT THE CITY'S SOUTHSIDE SUBSTATION; AND DECLARING AN EMERGENCY.**

Brief Description: On August 13th, the City of Hudson experienced a substantial lightning storm in the area of our Southside Substation. The storm tripped one of our main transformers at the substation. The transformer has been out of service since August 13th. The transformer was tested after the storm, and it was determined that the transformer cannot be re-energized. The distribution circuit that this transformer served was transferred to another substation, and the system is still being supplied from that location, which reduces the reliability of our system.

Attachments: [Transformer Image 1](#)

[Transformer Image 2](#)

[Quote](#)

[Resolution No. 25-125](#)

This Resolution was forwarded for further consideration at the September 2, 2025, Council meeting.

5. **Proposed Legislation for September 2, 2025, Council Meeting**

- A. [25-113](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND TO ENTER INTO A CONTRACT FOR HUDSON DRIVE WATERLINE EXTENSION PROJECT.**

Brief Description: This project will expand the City's water distribution network by extending a new 12" diameter waterline along Hudson Drive from Hudson Gate Drive to the location of the new Public Works Facility. The project also includes the reconstruction of the water service connection to City

Hall.

Attachments:

[Financial Breakdown 2025.08.26](#)

[Exhibit - Hudson Dr Waterline Alternates Eval 2025.08.26](#)

[Exhibit - Hudson Dr Waterline and City Hall Water Service](#)

[Resolution No. 25-113](#)

Resolution No. 25-113 was forwarded for further consideration at the September 2, 2025, Council meeting.

- B. [25-119](#) AN ORDINANCE CODIFYING THE RIGHT TO OPERATE A LOW-SPEED, UNDER-SPEED, UTILITY VEHICLE, OR MINI-TRUCK IN THE CITY OF HUDSON.**

Brief Description: The City is interested in creating a regulatory scheme addressing vehicles, such as golf carts and UTVs, after recent changes to State Law.

Attachments:

[Ordinance No. 25-119](#)

Ordinance No. 25-119 was forwarded for further consideration at the September 2, 2025, Council meeting.

- C. [25-126](#) A RESOLUTION TO REFER THE PROPOSED INCLUSIVE PLAYGROUND AT OAK GROVE PARK TO THE PLANNING COMMISSION FOR REPORT AND RECOMMENDATION.**

Brief Description: Per the terms of Section 9.02 of the Charter all park and playground construction shall be submitted to the Planning Commission for report and recommendation.

Attachments:

[Resolution No. 25-126](#)

There was Council consensus to move this item from Legislation to Consent.

This Resolution was forwarded for further consideration at the September 2, 2025, Council meeting.

- D. [25-127](#) AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$740,000 OF TAXABLE ECONOMIC DEVELOPMENT NONTAX REVENUE BOND ANTICIPATION NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING APPROXIMATELY 4.0 ACRES OF REAL PROPERTY LOCATED NEAR THE SOUTHWEST CORNER OF OWEN BROWN STREET AND MORSE ROAD.**

Brief Description: This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the rollover of note proceeds used to pay for the former Windstream property at 100 Owen Brown Street, purchased as part of the Downtown Phase II Project.

Attachments: [Ordinance No. 25-127](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

- E. [25-128](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$925,000 OF TAXABLE ECONOMIC DEVELOPMENT NONTAX REVENUE BOND ANTICIPATION NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING APPROXIMATELY 1.0 ACRE OF REAL PROPERTY LOCATED AT 94 OWEN BROWN STREET.**
Brief Description: This ordinance allows for the financing of the former Windstream property at 94 Owen Brown Street, purchased as part of the Downtown Phase II Project.
Attachments: [Ordinance No. 25-128](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

- F. [25-129](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$7,100,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING CITY-OWNED PROPERTY LOCATED AT 5810 HUDSON DRIVE BY CONSTRUCTING, FURNISHING EQUIPPING AND OTHERWISE IMPROVING (i) A NEW SALT STORAGE FACILITY AND (ii) A NEW BUS MAINTENANCE AND STORAGE FACILITY AND CLEARING, IMPROVING AND EQUIPPING THE SITE.**
Brief Description: This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the sale of notes to finance the cost of the new bus garage and salt storage facility.
Attachments: [Fiscal Officer's Certificate](#)
 [Ordinance No. 25-129](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

- G. [25-130](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$3,295,000 FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING REAL PROPERTY IDENTIFIED BY THE SUMMIT COUNTY FISCAL OFFICER AS PERMANENT PARCEL NOS. 30-01315 AND 30-01316 AND CONSISTING OF APPROXIMATELY 31 ACRES KNOWN AS 5431 HUDSON DRIVE IN THE CITY FOR THE PURPOSE OF PROVIDING A FACILITY HOUSING FUNCTIONS OF THE CITY'S DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTING, FURNISHING AND EQUIPPING THAT FACILITY AND CLEARING,**

EQUIPPING AND IMPROVING THAT SITE.

Brief Description: This ordinance allows for the financing of the purchase of the Hudson Drive property that will be used for the new Public Works facility as well as financing the cost of design of the new facility.

Attachments: [Fiscal Officer's Certificate](#)
[Ordinance No. 25-130](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

- H. [25-131](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$31,000,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING COSTS OF CONSTRUCTING, FURNISHING AND EQUIPPING A FACILITY HOUSING FUNCTIONS OF THE CITY'S DEPARTMENT OF PUBLIC WORKS AND CLEARING, EQUIPPING AND IMPROVING THAT SITE THEREOF**
- Brief Description:** This ordinance allows for the financing of the construction of the new Public Works facility.
- Attachments:** [Fiscal Officer's Certificate](#)
[Ordinance No. 25-131](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

- I. [25-132](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$2,700,000 FOR THE PURPOSE OF PAYING COSTS OF CONSTRUCTING, FURNISHING AND EQUIPPING A NEW CLUBHOUSE AT THE CITY'S ELLSWORTH MEADOWS GOLF CLUB AND CLEARING, IMPROVING AND EQUIPPING ITS SITE.**
- Brief Description:** This ordinance allows for the financing the new clubhouse at Ellsworth Meadows Golf Club. The total cost is estimated at \$3.1 million. The balance of the project cost will be paid from the golf course fund balance.
- Attachments:** [Fiscal Officer's Certificate](#)
[Ordinance No. 25-132](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

- J. [25-133](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$2,700,000 FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY'S RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL ALONG BOSTON MILLS ROAD BETWEEN OMNI LAKE PARKWAY AND LAKE FOREST**

DRIVE AND WITHIN BOSTON MILLS PARK, RENOVATING AND IMPROVING PARKING FACILITIES WITHIN THE PARK AND CONSTRUCTING RELATED BRIDGE IMPROVEMENTS OVER LAKE FOREST.

Brief Description: This ordinance allows for the multi-purpose trail along Boston Mills Road between Omni Lake Parkway and Lake Forest Drive.

Attachments: [Fiscal Officer's Certificate](#)
[Ordinance No. 25-133](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

- K. [25-134](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$1,000,000 FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY'S RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL ALONG VALLEY VIEW ROAD BETWEEN STATE ROUTE 91 AND HUNTING HOLLOW DRIVE AND CONTINUING ON HUNTING HOLLOW DRIVE TO PROSPECT ROAD.**

Brief Description: This ordinance allows for the financing of the trail along Valley View Road between SR 91 and Hunting Hollow Drive and on Hunting Hollow Drive to Prospect Road as part of the connectivity plan.

Attachments: [Fiscal Officer's Certificate](#)
[Ordinance No. 25-134](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

- L. [25-135](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$5,000,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF REMODELING, RENOVATING, ENLARGING, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING THE CITY'S FIRE/EMS FACILITY INCLUDING CONSTRUCTING A NEW DETACHED GARAGE BUILDING ON, AND CLEARING, IMPROVING AND EQUIPPING, THE SITE.**

Brief Description: This ordinance allows for the financing of the remodeling/renovation of the Fire/EMS facility.

Attachments: [Fiscal Officer's Certificate](#)
[Ordinance No. 25-135](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

- M. [25-136](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$7,500,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING AND EXPANDING THE CITY'S VELOCITY BROADBAND FIBEROPTIC SYSTEM BY ACQUIRING AND INSTALLING INFRASTRUCTURE EQUIPMENT TO ENABLE PROVISION OF RESIDENTIAL INTERNET SERVICE.**

Brief Description: This Ordinance authorizes borrowing for the installation of the expanded residential broadband services.

Attachments: [Fiscal Officer's Certificate](#)
 [Ordinance No. 25-136](#)

This Ordinance was forwarded for further consideration at the September 2, 2025, Council meeting.

6. **Items to be Added to Future Agendas**
7. **Adjournment**

There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 8:17 p.m.

Christopher W. Foster, President of Council

Thomas J. Sheridan, City Manager, Clerk of Council Pro Tempore

Workshop Minutes prepared by Melissa Raber, Business Operations Manager - Professional Services .

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 220.031 (a), Rules for Workshop Meetings.