



City of Hudson, Ohio

Meeting Minutes - Final City Council Workshop

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)

Lisa Radigan, 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

Tuesday, August 27, 2019

7:30 PM

Town Hall

1. Call to Order

President of Council Wooldredge 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.

Present: 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Ms. Radigan, Dr. Williams and Mr. Wooldredge

Others & Staff in Attendance: Mayor Basil; Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, Production Assistant; Mrs. McMaster, City Planner; Ms. Roberts, Communications Manager; Mr. Sheridan, Assistant City Manager - Professional Services; and Mr. Tabak, Police Chief.

2. Correspondence and Council Comments

Mayor Basil congratulated the Finance Department on the outstanding State Audit Report. He also thanked the Public Works Department for the implementation of the stop signs at the intersection of Hines Hill and Valley View Roads, and the Police Department for increasing patrol in this area. He reminded citizens to be cautious when approaching this intersection. He also congratulated the Trustees of Case Barlow Farm for the property's recent designation on the National Register of Historic Places.

Mr. Hanink requested an update regarding the costs for the use of City Personnel at Special Events.

Ms. Bigham stated that she has two Ward 4 Open Forums coming up in September, and she invited interested citizens to attend. She also thanked the Engineering and Police Departments for the installation of the stop signs at the intersection of Hines Hill and Valley View Roads. She further requested that the timing of the left turn arrow at the intersection of SR 303 to SR 91 south be looked into, she stated that only one bus is able to make that turn. Mr. Wooldredge asked staff to contact the Schools to obtain information on the bus routes to the bus garage.

Ms. Radigan stated that her Ward 2 forum will be held on September 22, 2019 at Cascade Park, and invited interested citizens to attend.

Dr. Williams stated that the grading work at the former Elementary School has began.

3. Discussion Item

4. Proposed Action Item for September 3, 2019, Council Meeting

A. [19-0076](#) A Motion to Approve the Final Planned Development Plan for Downtown Phase II

Brief Description: Discussion on the final planned development plan for Downtown Phase II, pending recommendation at Planning Commission's meeting on August 26, 2019.

Attachments: [2019-673 DTP2A Final PD Phase A PC Decision](#)

[DTPH2 Final Plan Phase A](#)

[DTPH2 Final Plan Phase A August 26 PC Staff Report](#)

[DTPH2 Final Plan IIA Plat 8.23.19](#)

[DTPH2 Final Plan IIA Private Improvement Plans 8.23.19 File 1 of 2](#)

[DTPH2 Final Plan IIA Private Improvement Plans 8.23.19 File 2 of 2](#)

[DTPH2 Final Plan IIA Public Improvements 8.23.19 File 1 of 2](#)

[DTPH2 Final Plan IIA Public Improvements 8.23.19 File 2 of 2](#)

Mr. Hannan provided a brief summary of what is included in Phase A of the Final Planned Development Plan for Downtown Phase II, as well as a summary of the Planning Commission's conditions. Mr. Testa stated that the current plan shows minor changes from the last plan that Council had seen which includes more guest parking and the area South of Block D now shows green space and sidewalk; however, if Phase B moves forward, then this will become a roadway with a boulevard. Discussion followed that included clarification on the meaning of post development traffic, traffic patterns through the development, gas well restrictions, greenspace, restrictions on lot consolidation, fire truck access within Block G, housing types and price points, and transferring of the land. Mr. Wooldredge requested that staff put together more information regarding deed restrictions to be discussed at the September 3, 2019, Council meeting. He further stated that if Council members have further questions, to send those to Ms. Howington, and she will compile a Q&A to distribute to everyone.

This Motion was forwarded for further consideration at the September 3, 2019, Council meeting.

5. Proposed Consent Agenda Item for September 3, 2019, Council Meeting

A. [19-124](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PANZICA COMPANY FOR THE DOWNTOWN PHASE II PROJECT OWNER'S REPRESENTATIVE SERVICES; AND DECLARING AN EMERGENCY.

Brief Description: The City advertised for an Owner's Representative for the Downtown Phase II project in July 2019. After receiving five (5) Request for Qualifications, City staff reviewed all five (5) firms qualification statements. The top three (3) firms were interviewed by City staff and Panzica was chosen as the best

consultant.

Attachments: [Exhibit A - Construction Owner's Representative - RFQ Final](#)
[Exhibit B - Hourly Rates](#)
[Downtown Phase 2 Organizational Chart](#)
[Resolution No. 19-124](#)

Mr. Sheridan provided a brief background on the process that was followed for obtaining the Request for Qualifications and determining the most qualified firm. Mr. Sheridan stated that the Owner's Representative would be used for quality control and real estate and/or development expertise, and would report directly to Council. Discussion followed on the roles and purposes of the Owner's Representative and staff members.

This Resolution was forwarded for further consideration at the September 3, 2019, Council meeting.

6. Proposed Legislation for September 3, 2019, Council Meeting

- A. [18-93](#) **AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTERS 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, AND 1213 AND AT APPENDIXES A, B, AND C OF THE CITY OF HUDSON'S LAND DEVELOPMENT CODE, aka THE "PLANNING AND ZONING CODE".**

Brief Description: The bulk of the City's current Land Development Code ("LDC") was adopted in 1999 - just five years after the merger of Hudson Village and Hudson Township. While the original 1999 LDC has been amended over the years, a full update has not been undertaken since the LDC's original adoption. In April of 2017, with a recently adopted Comprehensive Plan in hand (the 2015 Comprehensive Plan - passed on January 19, 2016 by Hudson City Council), the City began a year-long process to update the LDC. The draft amendments represent the Step I administrative-focused amendments. Future updates for Step II - Commercial and Business Land Uses and Step III - Residential Land Uses would be considered at a later date as part of a separate request from City Council.

Attachments: [LDC Admin Revisions and Public Comments - Memo for 8-27-2019 Workshop](#)
[Exhibit A - LDC Administrative Amendments Draft 3-11-2019](#)
[2018-4526 PC Recommendation to Council 3-11-19](#)
[Staff Report LDC Mtg 4-2-19](#)
[Notice of Public Hearing \(published 7-21-2019\)](#)
[Ordinance No. 18-93 \(as revised 4-2-2019\) redline version](#)

Mrs. McMasters provided background information on the updates to the Land Development Code. Brief discussion followed. There was consensus to postpone this to a future workshop at the September 3, 2019, Council meeting, to allow for further discussion.

This Ordinance was forwarded for further consideration at the September 3, 2019, Council meeting.

7. Items to be Added to Future Agendas

None.

8. Adjournment

There being no further discussion, Mr. Wooldredge adjourned the Council workshop meeting at 9:45 p.m.

William D. Wooldredge, President of Council

Jane Howington, 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.