



# City of Hudson, Ohio

## Meeting Minutes - Final

### City Council

*Craig A. Shubert, Mayor*

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

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

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

*Christopher W. Foster, Council Member (Ward 2)*

*Nicole V. Kowalski, Council Member (At-Large)*

*Katherine R. Schlademan, Council Member (Ward 1)*

*Skylar J. Sutton, Council Member (Ward 3)*

*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, June 1, 2021

6:30 PM

Town Hall  
27 East Main Street

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#### 1. Call to Order

Mayor Shubert called to order the meeting of Hudson City Council at 6:31 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

**Present:** 6 - Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

**Excused:** 1 - Mrs. Bigham

*Staff in Attendance: Mrs. Slagle, Clerk of Council.*

#### 2. Executive Session

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to enter into executive session to consider a personnel matter concerning the appointment of public officials and to interview applicants for the City's Park Board and Tree Commission. The motion carried by an unanimous vote.

*At 7:15 p.m., Mayor Shubert recessed the meeting, and Mrs. Bigham entered the meeting.*

*Mayor Shubert resumed the regular meeting at 7:30 p.m.*

#### 3. Pledge of Allegiance to the Flag

#### 4. Roll Call

**Present:** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton 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. Leedham, Innovation & Technology Director; Mr. Leiter, Production Assistant; Mr. Sheridan, Assistant City Manager - Professional Services; and Mr. Sugar, City Planner.*

#### 5. Approval of the Minutes

##### A. [21-0046](#) Minutes of Previous Council Meetings

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

**Attachments:** [May 18, 2021 Meeting Minutes - DRAFT](#)

[May 25, 2021 Council Workshop Minutes - DRAFT](#)

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

#### 6. Public Hearing

##### A. [21-54](#) AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTIONS 1205.10(a), 1205.10(d), 1205.10(e), AND 1206.01 TO PERMIT SINGLE FAMILY ATTACHED DWELLINGS, TOWNHOMES, AND PLANNED DEVELOPMENTS AS ALLOWED USES WITHIN THE DISTRICT 7 OFFICE OVERLAY ZONE.

**Brief Description:** Consideration of proposed Land Development Code Text Amendment to amend the City's Land Development Code, Section 1205.10, District 7: Outer Village Commercial Corridor and Office Overlay Zone, and Section 1206.01, Table of Permitted and Conditional Uses by Zone District, to permit single family attached dwellings, townhomes, and planned developments as allowed uses within the District 7 Office Overlay.

**Attachments:** [Staff Memo \(6-7-2021\)](#)  
[Letter from David Mitchell \(6-8-2021\)](#)  
[Letter from Marilyn Sulentic \(6-7-2021\)](#)  
[Development Team Presentation \(6-1-2021\)](#)  
[Public Hearing - letters from residents \(Council 6-1-2021\)](#)  
[Notice of Public Hearing \(Council 6-1-2021\)](#)  
[Trip Generation Analysis \(4-22-2021\)](#)  
[PC Recommendation D7 overlay LDC Text Amendment \(4-12-2021\)](#)  
[Public Hearing - letters from residents \(Planning Commission 4-12-2021\)](#)  
[PC Staff Report \(4-12-2021\)](#)  
[PC Staff Report \(3-8-2021\)](#)  
[Draft Text Amendment](#)  
[Ordinance No. 21-54](#)

Mayor Shubert opened the public hearing for Ordinance No. 21-54 at 7:31 p.m.

Mr. Sugar provided a brief introduction and overview of the applicant's request for a development approval pertaining to a Zoning Code text amendment. He noted that there is a separate ongoing application for a different townhome development off of Barlow Road, which is scheduled for review by the Planning Commission on June 14, 2021.

Testimony was provided by the development team, including the applicant, Mr. David Mitchell, who provided a presentation (attached to record copy of these minutes) and Mr. Jason Rice, who reviewed the proposed site plan for twelve 4-unit buildings to feature luxury townhomes focused on attracting empty nesters. Mr. Mitchell also explained the changes made pursuant to the Planning Commission's review, he addressed the traffic study, and he asked Council to apply established guidelines and community objectives for diversified housing stock. He said the subject property is zoned in both Districts 3 and 7, and he asked that the rear property uses be permitted on the property fronting Darrow Road. Ms. Julie Sabroff said that there is an abundance of existing office space available and no interest in building a commercial building at this site. With few available housing options for empty nesters, she urged Council to allow residential development on the two front properties, which currently can only be developed commercially. The proposed changes were forwarded to City Council from Planning Commission.

The following public testimony was heard:

- Mrs. Chrissanna Krisch, 5971 Eastham Way, spoke in opposition to the proposed text amendment, stating that the proposed change would increase traffic, change the character of this area, and negatively impact the existing homes in Plymouth Village and Old Town Colony (see statement attached record copy of these minutes).
- Ms. Karyl Morrison, 346 Simon Road, spoke in favor of the proposed text amendment, which she said would allow more housing options for people wishing to downsize and stay in Hudson. She said that this project will offer maintenance-free living for people not ready for senior living.
- Mrs. Sarah Norman, 2212 Edgeview Drive, spoke in opposition to the proposed text amendment. She said that the current Land Development Code and Comprehensive Plan are hostile to individual home builders and very accommodating to anyone wishing to engage in large-scale development. She said the proposed amendment would allow development that is different than the plans presented, and she asked Council to reject the proposed amendment until they can guarantee the outcome of the proposed development.
- Mr. Steve Krotosky (developer, former resident, and Hudson property owner) said that he moved from Hudson, because he couldn't find a smaller home. He said that the proposed amendment would allow

*opportunities for people to downsize and have good quality housing and a maintenance-free lifestyle.*

*Mayor Shubert opened the floor to Council comments. Responding to Mr. Sutton's question, Mr. Vazzana confirmed that the Ordinance would be subject to the new density clause of the City's Charter. Discussion followed concerning maximum density.*

*Mayor Shubert closed the public hearing for Ordinance No. 21-54 at 8:25 p.m.*

*Mrs. Slagle later reported having also received correspondence from the following residents, all in opposition to Ordinance No. 21-54, all of which were forwarded to elected officials and are attached to the record copy of these minutes:*

- The Abdoo Family, 5991 Eastham Way.*
- Ms. Sarah Bhatia, 91 Steepleview Drive.*
- Mr. and Mrs. Jeff Hildebrand, 1657 Arbutus Drive.*
- Kueitsung Shih and Jing Zhang, 1662 Arbutus Drive.*
- Mr. and Mrs. Tim O'Malley, 1650 Arbutus Drive.*
- Ms. Gina Trehan, 5879 Bradford Way.*
- Mr. Scott Wachsberger, 5818 Ogilby Drive.*
- Mr. and Mrs. Gary Windt, 1590 Winslow Drive.*

**A public hearing was held for Ordinance No. 21-54.**

## **7. Public Comments**

*Ms. Lisa Radigan, 84 Stratford Road, referring to her letter read at the June 16, 2020, Council meeting, she stated that Hudson is not immune to the racism that permeates our society. She supported Council's subsequent passage of Resolution No. 20-76 to condemn racism and promote fair and equal treatment for all and for the City's funding of police body cameras. She encouraged support of diversity, equity, and inclusion initiatives, and she encouraged opportunities to for community members to engage in discussion. She expressed opposition to Mrs. Bigham's recent social media comments concerning an incident involving high school students and racial hate speech.*

*Mrs. Julie Ann Hancsak, 60 Division Street, expressed appreciation for the City's work to convert the former Hudson Elementary School to establish the neighborhood park at the corner of Oviatt and Division Streets. In addition, she thanked Council for passage of Resolution No. 20-76 (above) and its implementation, and she encouraged Council to determine what further actions are needed. She also expressed opposition to Mrs. Bigham's social media comments.*

*Mrs. Amanda Weinstein, 8 North Westhaven Drive, said that Resolutions and platitudes against racism are not enough. She expressed opposition to other social media comments from Mrs. Bigham's relating to anti-Semitic death threats and racial slurs received by the Weinstein family. She encouraged creation of a task force or committee to review the systems, institutions, regulations, and processes that may be contributing to racial inequalities and injustices in our community.*

*Mr. Christopher Macchione, 1449 Winchell Drive, spoke of his upbringing in Hudson and the positive influence of school staff and caring community members. He encouraged the community to take pride in Hudson's history to confront racism, and he asked that people consider opportunities to engage in discussions with people of different backgrounds.*

*At Mr. Wooldredge's request, Mrs. Slagle later read an email he had received from Mr. Don Reed, 1542 Groton Drive, concerning the recent display of racism at by high school students and Mrs. Bigham's related social media posts. He supported the Diversity Equity and Inclusion Program and encouraged all Council members to rid our community of overt racism (email attached to record copy of these minutes).*

## 8. Correspondence and Council Comments

*Mrs. Bigham addressed concerns expressed during public comments. She confirmed her belief in diversity, equality, and inclusion. Referring to the racist event involving high school students, she explained her position and said her social media comments were intended to advocate for the minor students. She encouraged a more positive atmosphere, rather than negativity, division and hate.*

*Mrs. Kowalski wished a speedy recovery to Mr. Brian Wilch, Hudson High School Principal. She also wished a happy Pride Month to the community. She expressed her support for the community's diversity, equity, and inclusion efforts, and she encouraged everyone to work harder to make Hudson a more equitable place. Finally, she read a letter from Dr. Joseph Ortiz, 5303 Wilshire Park Drive, who shared his dismay concerning the recent racist and homophobic events involving high school students and expressed his support to implement DEI in the School District's curriculum (see letter attached to record copy of these minutes).*

*Ms. Schlademan read the following correspondence into the record: 1.) email from Mr. and Mrs. David Thiele, 48 Aurora Street, supporting the School District's DEI efforts and urging Council to support diversity, equity, and inclusivity as basic tenets of decency, democracy, and ethical responsibility; and 2.) letter from Andrea Bucey Tikkanen, 1480 Groton Drive (signed by 16 other residents) urged the City's leaders as role models to increase their commitment to DEI efforts. Ms. Schlademan stated that national and community events are deeply troubling to her, and she encouraged Council and the community to double-down on the commitment to DEI efforts through intentional dialogue within the community. She encouraged Council to support the School District, community organizations and residents in this regard.*

*Mr. DeSaussure congratulated Hudson resident Jason Kokrak for winning the Charles Schwab PGA Tournament. Regarding the subject of racism, he said that too often discussions result in name-calling. He said that it's easy to take things out of context on social media, and he advocated for not bringing social media into Council. He encouraged this Council to refrain from name-calling and to be open to good faith participation and careful when engaging in political discussions.*

*Mr. Sutton updated Council regarding the Railroad Crossing Quiet Zone Project, noting that the private crossing owner is not interested in participating at this time, so the only locations will be at the crossings on Stow Road and Hines Hill Road. He reminded those interested that he will host a Ward 3 Open Forum at Hudson Springs Park on June 7th.*

*Mr. Wooldredge encouraged people in these difficult times to listen to each other and seek to understand each other. He said that people are not changed by government, but each individual can change from within.*

*Mayor Shubert urged everyone to respect one another and treat others with decency, kindness, and civility, and we will all get along much better.*

*Mr. Foster shared his frustration with the tendency for people in this country to throw stones at each other, which ends dialogue. He encouraged people to have open discussions, listen to others' perspectives, strive to understand, and stop the angry dialogue.*

*Mrs. Bigham congratulated the Hudson High School Class of 2021, who endured significant challenges.*

## 9. Report of Manager

*None.*

## 10. Appointments

None.

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

A motion was made by Mr. Wooldredge, seconded by Mrs. Kowalski, 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. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

## Approval of the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mrs. Kowalski, to approve the Consent Agenda. Mayor Shubert announced the passage of items on the Consent Agenda after the motion carried by the following vote:

Aye: 7 - Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge and Mrs. Bigham

### A. [21-61](#)

#### **A RESOLUTION AUTHORIZING THE CITY MANAGER TO TEMPORARILY EXTEND THE TERM OF THE PREVIOUSLY AUTHORIZED AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH THE ALLSTATE INSURANCE COMPANY.**

***Brief Description:*** In 2019 City Council approved the third amendment to the 2012 development agreement with the Allstate Insurance Company located on Executive Parkway in Hudson Ohio. The third amendment provided for a two (2) year economic development electric rate extension that commenced on June 30, 2019 and is set to terminate on July 1, 2021. Staff recommends a temporary extension of the termination date of the third amendment until September 1, 2021 to give City Council ample time to review and discuss the 2021 HPP Rate and Cost of Service Study.

***Attachments:*** [Resolution No. 21-61](#)

Resolution No. 21-61 was passed on the Consent Agenda.

### B. [21-62](#)

#### **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF FIVE FLEET VEHICLES FOR POLICE OPERATIONS.**

***Brief Description:*** This project involves the replacement of five (5) police fleet vehicles currently in the 2021 Budget.

***Attachments:*** [2021 Interceptor Utility - Statewide Ford Ohio STS Pricing w Delivery](#)  
[2021 F150 Responder - Valley Ford Truck Ohio STS Pricing FINAL](#)  
[2021 Police Vehicle Replacement Memo](#)  
[Ohio State Contract #RS900321](#)  
[Resolution No. 21-62](#)

Resolution No. 21-62 was passed on the Consent Agenda.

- C. [21-63](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR SPECIAL FEDERAL RESURFACING PROGRAM FUNDS PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY FOR VARIOUS ROAD PROJECTS.**

***Brief Description:*** This legislation is necessary to apply to AMATS for federal funds. AMATS has confirmed that \$4 million in Coronavirus Stimulus Plan funds have been allocated for the Akron urbanized area towards resurfacing projects. These federal funds are for 2023-2024 calendar years.

***Attachments:***      [Hudson - Valley View Rd Resurfacing Map 5521](#)  
[Hudson - Barlow Rd Resurfacing Map 5521](#)  
[Resolution No. 21-63](#)

**Resolution No. 21-63 was passed on the Consent Agenda.**

- D. [21-64](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH AECOM TECHNICAL SERVICES, INC. FOR THE EAST STREETSBORO STREET (STATE ROUTE 303) SIDEWALK IMPROVEMENT PROJECT.**

***Brief Description:*** The purpose of this proposal was to solicit proposals from professional design, engineering and surveying consultants (Consultant) for the analysis, engineering, and design of a 5-ft. pedestrian sidewalk along E. Streetsboro Road (SR 303) from Stow Road to Stone Road including storm design, retaining walls, traffic signage, pedestrian signals, street lighting, pavement striping, and other miscellaneous design items as described in the formal Request for Proposals (RFP).

***Attachments:***      [Site Map - E. Streetsboro St](#)  
[E. Streetsboro St. \(SR 303\) Sidewalk Improvement Project - RFP](#)  
[Resolution No. 21-64](#)

**Resolution No. 21-64 was passed on the Consent Agenda.**

## 12. Legislation

- A. [21-54](#) **AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTIONS 1205.10(a), 1205.10(d), 1205.10(e), AND 1206.01 TO PERMIT SINGLE FAMILY ATTACHED DWELLINGS, TOWNHOMES, AND PLANNED DEVELOPMENTS AS ALLOWED USES WITHIN THE DISTRICT 7 OFFICE OVERLAY ZONE.**
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[Draft Text Amendment](#)  
[Ordinance No. 21-54](#)

*There was Council consensus to delay action on Ordinance No. 21-54 to the meeting on June 18, 2021.*

**Mayor Shubert read the title of Ordinance No. 21-54, which constituted its third reading.**

- B. [21-65](#) **AN ORDINANCE SUBMITTING TO THE ELECTORS OF HUDSON A PROPOSAL BY HUDSON CITY COUNCIL TO AMEND SECTIONS 3.01 AND 4.01 OF THE CHARTER OF HUDSON CONCERNING TERM LIMITS FOR MEMBERS OF CITY COUNCIL AND THE MAYOR.**
- Brief Description:*** Councilman Foster has proposed amendments to the City's Charter to implement term limits for members of City Council and the Mayor.

***Attachments:*** [Ordinance No. 21-65](#)

**Mayor Shubert read the title of Ordinance No. 21-65, which constituted its first reading.**



**13. Public Comments**

*No additional comments.*

**14. Adjournment**

**There being no further business, Mayor Shubert adjourned the Council meeting at 9:07 p.m.**

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**Craig A. Shubert, 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.*