



# City of Hudson, Ohio

## Meeting Minutes - Draft City Council Workshop

*Jeffrey L. Anzevino, Mayor*  
*Christopher W. Foster, President of Council (Ward 2)*  
*Christopher A. Banweg, Council Member (At-Large)*  
*Karen E. Heater, Council Member (At-Large)*  
*Nicole V. Kowalski, Council Member (At-Large)*  
*Scott Ruffer, Council Member (Ward 4)*  
*Katherine R. Schlademan, Council Member (Ward 1)*  
*Skylar J. Sutton, Council Member (Ward 3)*

*Thomas J. Sheridan, City Manager*  
*John Kolesar, City Solicitor*  
*Aparna Wheeler, Clerk of Council*

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Tuesday, June 13, 2023

7:30 PM

Town Hall  
27 East Main Street

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### 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, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

**Absent:** 1 - Mr. Ruffer

*Others & Staff in Attendance: Mr. Sheridan, City Manager; Mr. Comeriato, Assistant City Manager - Operations; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; and Mr. Powell, Assistant Public Works Director.*

### 2. Correspondence and Council Comments

*Mr. Sutton and Mr. Banweg thanked those that attended the Comprehensive Plan workshop.*

*Mayor Anzevino thanked the LeafHome organization for inviting him to their luncheon and event, stated that he will be attending the bi-weekly Zoom calls for the Ohio Mayors Association, and will be attending the ground breaking ceremony for the Hudson High School Alumni Garden. He further reminded citizens that the Hudson Home and Garden Tour will be held Friday, June 16th and Saturday, June 17th, with the Ice Cream Social being held Friday, June 16, 2023.*

*Ms. Schlademan reminded citizens that the Screen on the Green will be held after the Ice Cream Social on Friday, June 16, 2023.*

*Mr. Foster provided an update on the Planning Commission meeting that was held on June 12, 2023.*

### 3. Discussion Items

- A. [TMP-6685](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH HUDSON DRIVE REALTY TO ACQUIRE REAL PROPERTY LOCATED AT 5431 HUDSON DRIVE, HUDSON, OHIO 44236 (PARCEL NOS. 30-01315 AND 30-01316) IN THE CITY OF HUDSON, OHIO, FOR PUBLIC PURPOSES AT A PRICE OF ONE MILLION NINE HUNDRED THOUSAND DOLLARS (\$1,900,000.00); AND DECLARING AN EMERGENCY.**

**Brief Description:** Authorizing the City Manager to enter into an agreement for the Purchase of Property for new Public Works/HPP Building Site location. The Site may house other departments in the future, which may be moved to this location at a future date. The cost of the property is \$1,900,000.00 for the two (2) Summit County, Ohio parcels 30-01315 and 30-01316, currently owned by Hudson Drive Reality, located at 23611 Chagrin Boulevard, Unit #200, Cleveland, Ohio 44122.

**Attachments:** [Purchase Contract for Property on Hudson Drive - City Response to Seller Redlines MRD rev 053123](#)  
[Draft Resolution](#)

*Mr. Sheridan provided information regarding the proposed purchase of the property, and stated that this will go through 3 readings, and asked Council to suspend the rules and pass on the third reading. Council discussion followed that included time frame for project and reason for new building,*

**This matter was discussed.**

- B. [23-0052](#) **Ad Hoc Water Expansion Project**  
**Brief Description:** City Staff would like to introduce and discuss with City Council the update of the City's Water Expansion Project. City staff will present an outline of the discussions with the Ad Hoc Water Expansion Committee and provide a draft outline of the public input and schedule for the project.

**Attachments:** [Water Expansion Public Outreach Schedule](#)  
[Overall Map with Five Areas of Expansion](#)  
[Water System Expansion Funding at 2.5%](#)  
[Water Expansion Tri-Fold Brochure 2023.06.06](#)  
[Let's Talk Hudson Weblink](#)

*Mr. Sheridan introduced how the Water Expansion Project came about. Mr. Kosco provided information on the Water Expansion Project which included, the five areas of expansion that were determined as first priority, draft schedule for public outreach meetings and petition process, funding split, and what the assessment includes.*

*Council discussion followed that included schedule, brochure information, door-to-door campaigning, where City's 25% would come from, setting aside surplus funds towards infrastructure projects, and possibility of waiving or reducing tie-in fees.*

*Mr. Sheridan provided information regarding the possibility to apply to the Ohio EPA for forgiveness loans for*

*the water extensions and stated that they will be having a consultant perform a property value appraisal to show residents what the increased value is with City water as opposed to well water. He further stated that continued discussion will occur at the June 20, 2023, Council workshop.*

**This matter was discussed and forwarded to the June 20, 2023, Council Workshop for further discussion.**

#### **4. Proposed Consent Agenda for June 20, 2023, Council Meeting**

**A. [TMP-6686](#) A Motion to Acknowledge the Timely Receipt of the May 2023 Monthly Financial Report**

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

**Attachments:** [May 2023 Financial Report](#)

**This Motion was forwarded for further consideration at the June 20, 2023, Council meeting.**

**B. [TMP-6652](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THOMPSON ELECTRIC INC. FOR CONSTRUCTION SERVICES FOR THE EASTSIDE SUBSTATION TRANSFORMER REPLACEMENT PROJECT.**

**Brief Description:** This project involves the required construction services to install the transformer, voltage regulators and related equipment needed to complete this project.

**Attachments:** [Bid Tabulation - Eastside Substation Transformer Replacement Project.pdf](#)  
[Hudson Eastside Substation Installation Bid Tabulation - FINAL.pdf](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the June 20, 2023, Council meeting.**

**C. [TMP-6377](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A RIGHT OF ENTRY CONSTRUCTION AGREEMENT WITH NORFOLK SOUTHERN RAILWAY COMPANY AND ESTABLISHING AN ACCOUNT FOR SAID AGREEMENT FOR THE OWEN BROWN STREET RECONSTRUCTION AND SIDEWALK PROJECT.**

**Brief Description:** As part of the upcoming "Owen Brown Street Reconstruction and Sidewalk Project" the Norfolk Southern Railway Company requires a Construction Agreement and Force Account to be executed prior to any construction.

**Attachments:** [Owen Brown St Sidewalk Exhibit](#)  
[Construction Agreement](#)  
[Draft Resolution](#)

*Responding to a questions, Mr. Kosco provided an update on the Stow Road and Hines Hill Road Quiet Zones Project.*

**This Resolution was forwarded for further consideration at the June 20, 2023, Council meeting.**

- D. [TMP-6674](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO RECEIVE BIDS AND ENTER INTO A CONTRACT FOR THE DISPOSAL OF THE OLD EASTSIDE SUBSTATION TRANSFORMER.**

**Brief Description:** This project involves the disposal of an existing General Electric Distribution Transformer currently located at the Eastside Substation.

**Attachments:** [Draft Resolution](#)

*Mr. Sutton asked for an explanation on the components of the bid tabulation. Mr. Powell provided an explanation on the alternate items that were bid out and stated that he feels that bidding the disposal out separately would offer a credit to the City.*

*Discussion followed regarding the recent outages and causes of each.*

**This Resolution was forwarded for further consideration at the June 20, 2023, Council meeting.**

- E. [TMP-6684](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT WITH ELIZABETH SLAGLE AS ACTING CLERK OF COUNCIL, AND DECLARING AN EMERGENCY.**

**Brief Description:** Due to circumstances related to FMLA, the City Manager has a need to contract with Mrs. Slagle to provide services related to Clerk of Council duties in the absence of Ms. Wheeler.

**Attachments:** [Hudson - Independent Contractor Agreement w Elizabeth Slagle](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the June 20, 2023, Council meeting.**

## 5. **Proposed Legislation for June 20, 2023, Council Meeting**

- A. [23-71](#) **AN ORDINANCE AMENDING ORDINANCE NO. 22-143, MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FISCAL YEAR ENDING DECEMBER 31, 2023 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS RELATED TO LEGAL FEES FOR 2023.**

**Brief Description:** This Ordinance will amend the 2023 budget for additional and/or amended appropriations as listed in the attached Exhibit A.

**Attachments:** [Legal Fees Exhibit A](#)  
[Ordinance No. 23-71](#)

**Ordinance No. 23-71 was forwarded for further consideration at the June 20, 2023, Council meeting.**

- B. [23-72](#) **AN ORDINANCE AMENDING THE CITY'S PAY RANGE STRUCTURE AND PAY RANGE ASSIGNMENTS SCHEDULE ADOPTED BY ORDINANCE NO. 22-156 FOR THE VOLUNTEER FIREFIGHTERS.**

**Brief Description:** This Ordinance amends the annual salary adjustment for the City's non-bargaining unit employees. The City Manager is requesting Council approval to increase the Volunteer Firefighter's Hourly Reimbursements.

**Attachments:** [Exhibit A: 2023 pay ranges - Non Union - Final Updated 4-28-23 for Firefighters](#)  
[Volunteer Paid on Call Departments Pay Ranges](#)  
[Ordinance No. 23-72](#)

Ordinance No. 23-72 was forwarded for further consideration at the June 20, 2023, Council meeting.

C. [23-75](#) **AN ORDINANCE AMENDING SECTION 1040.14 OF THE CODIFIED ORDINANCES, REVISING WATER RATES FOR WATER SERVICE PROVIDED TO CUSTOMERS OUTSIDE OF CITY LIMITS**

**Brief Description:** This Ordinance will amend the City's water rates to charge an additional 50% to the water rates for customers outside of City limits unless an agreement setting other rates exists. The additional 50% to be charged will be the City of Hudson or the City of Cleveland rate, whichever is greater.

**Attachments:** [1040.01 proposed - amended](#)  
[1040.14 as amended 5-17-23 Water Rates](#)  
[Ordinance No. 23-75](#)

Ordinance No. 23-75 was forwarded for further consideration at the June 20, 2023, Council meeting.

D. [23-76](#) **AN ORDINANCE ESTABLISHING SECTION 1040.081 IN THE CODIFIED ORDINANCES, TO REQUIRE NEW DEVELOPMENTS TO UTILIZE CITY WATER SERVICES, AND PROVIDING CITY COUNCIL FIRST RIGHT OF REFUSAL**

**Brief Description:** Ordinance to be added to the code establishing that all new development will be required to utilize city water unless Council votes to exempt that development

**Attachments:** [ORD 1040.081 - New Development Requires City Water](#)  
[section 1040.81 as amended 5-24-23](#)  
[Ordinance No. 23-76](#)

Ordinance No. 23-76 was forwarded for further consideration at the June 20, 2023, Council meeting.

E. [23-77](#) **AN ORDINANCE AMENDING ORDINANCE NO. 16-46 AN ORDINANCE AMENDING CHAPTER 872, "TEMPORARY SPECIAL EVENTS," OF THE BUSINESS REGULATION CODE AND REPEALING ORDINANCE NO. 08-158 AND CHAPTER 810, "CIRCUSES AND CARNIVALS," OF THE BUSINESS REGULATIONS CODE.**

**Brief Description:** During 2023, City Council directed staff to review the special event fee structure. This legislation updates the special event fee structure put in place in 2016 to remove grandfathering of certain events and allow consistent application to all event organizers. Additionally, water hookup, electric hookup, and road closure fees have been decreased from the 2016 fee schedule.

**Attachments:** [Staff Report - Updated Special Event Fees Schedule 6.6.2023](#)  
[Ordinance No. 23-77](#)

*Council asked why this was being written as an amendment, rather than just introducing as new changes. Mr. Sheridan stated that he will have Mr. Kolesar look into it.*

**Ordinance No. 23-77 was forwarded for further consideration at the June 20, 2023, Council meeting.**

- F. [TMP-6685](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH HUDSON DRIVE REALTY TO ACQUIRE REAL PROPERTY LOCATED AT 5431 HUDSON DRIVE, HUDSON, OHIO 44236 (PARCEL NOS. 30-01315 AND 30-01316) IN THE CITY OF HUDSON, OHIO, FOR PUBLIC PURPOSES AT A PRICE OF ONE MILLION NINE HUNDRED THOUSAND DOLLARS (\$1,900,000.00); AND DECLARING AN EMERGENCY.**

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[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the June 20, 2023, Council meeting.**

## 6. Items to be Added to Future Agendas

*Mr. Foster stated that a proclamation will be read at the June 20, 2023, Council meeting, congratulating Ashton Swinford for winning the women's division of the Cleveland Marathon.*

*Mr. Banweg asked about the status of the consolidation of the Tax Incentive Review Board and the Economic Development Incentive Committee. Mr. Sheridan stated that it will be discussed at the June 20, 2023, Council workshop.*

*Mayor Anzevino asked about the status of the availability of Council members at the August meetings. Mr. Foster stated that there will be a meeting that will have 2 members absent.*

**7. Adjournment**

**There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 8:51 p.m.**

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**Christopher W. Foster, President of Council**

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**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.*