



# City of Hudson, Ohio

## Meeting Minutes - Final City Council Workshop

*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, September 14, 2021

7:30 PM

Town Hall  
27 East Main Street

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

*Others & Staff in Attendance: Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; 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, HCTV Production Assistant; and Mr. Wonsick, Assistant City Engineer.*

### 2. Correspondence and Council Comments

*Mr. Sutton provided an update on the donation received from Hudson Garden Club for tree plantings.*

*Mr. Foster provided an update on the Planning Commission meeting that was held on September 13, 2021.*

*Mrs. Bigham stated the Cemetery Board will be hosting a Luminary event on October 9, 2021 from 5 p.m. to 8 p.m.*

*Mr. Wooldredge asked Council members to inform Ms. Howington or himself if they are not able to make a meeting due to some important items coming forward.*

### 3. Discussion Items

- A. [21-0076](#) **Downtown Development Phase 2 Update (Heinen's)**  
**Brief Description:** Representatives from Fairmont Properties will be in attendance to discuss the proposed Heinen's Store and their conceptual plans for the Downtown Phase 2 properties.

**Attachments:** [Downtown Phase 2 - Fairmont Conceptual Plan 9-10-2021](#)

*Mr. Ruttenberg and Mr. Fishman, Fairmont Properties, provided information on their proposed conceptual plans for the Downtown Phase 2 properties. Discussion followed that included phasing, timeline, public input, plans for current Heinen's property, floor plan of Townhomes, and market research. There was Council consensus for staff to begin working with Fairmont Properties to outline the process, costs associated with the sale and purchase of the land, and timeframe for discussion at the September 21, 2021, Council meeting.*

**This matter was discussed.**

- B. [21-0073](#) **Use of American Recovery Plan Act (ARPA) Funding**  
**Brief Description:** Staff is requesting Council's final direction on how to use \$2,329,349.30 in federal ARPA funding that is available to the City.

**Attachments:** [SR 303 Concept Drawing - Water Transmission Main Replacement](#)

*Ms. Howington state that staff would like to utilize the ARPA funding towards the design and construction of the SR 303 transmission line. There was consensus to move forward with utilizing the funds for the SR 303 transmission lines and to place a Motion on the September 21, 2021, Council meeting.*

**This matter was discussed.**

- C. [21-0074](#) **Proposed Veterans Trail Phase 4 Project**  
**Brief Description:** The City Staff would like to discuss the status, funding and future of the Veterans Trail Phase 4 Project with City Council and the Mayor.

**Attachments:** [Veterans Trail Ph 4 Discussion Exhibit](#)

*Mr. Kosco presented the 2 options for the alignment of the trail. There was consensus to move forward with the alignment through the property owned by Grace Presbyterian Church (blue line denoted on attached map).*

**This matter was discussed.**

- D. [21-0075](#) **The City of Hudson 2021 Construction Project Update Discussion**  
**Brief Description:** The City Staff would like to update City Council on the 2021 Construction Projects within Hudson.

**Attachments:** [Engineering Projects Update September 2021](#)

*There was discussion on the status of the SR 91 North Turn Lane Project, resurfacing of Hudson-Aurora Road, quiet zones, Herrick Park and W. Barlow Road sidewalk, St. Andrews Commons waterline, E. Barlow Road trail, Barlow Community Center Dam Improvements, and Stone Road culvert.*

**This matter was discussed.**

#### 4. Proposed Consent Agenda for September 21, 2021, Council Meeting

- A. [21-0080](#)      **A Motion to Acknowledge the Timely Receipt of the August 2021 Monthly Financial Report**  
***Brief Description:*** Financial summaries are provided each month for Council's review.  
***Attachments:***      [August 2021 Financial Report](#)

*Responding to Mr. Sutton's question, Mr. Knoblauch provided information regarding the note on Page 5 referencing \$130,000 for the Fire Expenditures.*

**This Motion was forwarded for further consideration at the September 21, 2021, Council meeting.**

- B. [21-0081](#)      **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding a Stock Transfer for a Permit to Sell Alcoholic Beverages for Fred W. Albrecht Grocery Co., DBA Acme Fresh Market 4, 116 W. Streetsboro Street, Hudson.**  
***Brief Description:*** The Clerk is in receipt of the attached Notice to Legislative Authority dated September 2, 2021, from the Ohio Division of Liquor Control concerning Council's opportunity to request a hearing regarding this permit.  
***Attachments:***      [Hyperlink - Permit Classes](#)  
                                 [Notice to Legislative Authority](#)

**This Motion was forwarded for further consideration at the September 21, 2021, Council meeting.**

- C. [21-94](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM FUNDS, RESURFACING PROGRAM FUNDS, AND TRANSPORTATION ALTERNATIVES SET ASIDE FUNDING PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY TO CONSTRUCT THE VARIOUS PROJECTS LISTED HEREIN; AND DECLARING AN EMERGENCY.**  
***Brief Description:*** This legislation is necessary to apply to AMATS for federal funds.  
***Attachments:***      [Project Map](#)  
                                 [Resolution No. 21-94](#)

**This Resolution was forwarded for further consideration at the September 21, 2021, Council meeting.**

- D. [21-95](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO MAKE A JOINT APPLICATION WITH THE CITY OF STOW, OHIO (“STOW”) FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (“STBG”) FUNDS PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY (“AMATS”) FOR THE NORTON ROAD RECONSTRUCTION PROJECT; AND DECLARING AN EMERGENCY.**

***Brief Description:*** This legislation is necessary to apply to AMATS for federal funds. The City of Stow is the sponsor for this improvement.

***Attachments:***      [Resolution No. 21-95](#)

**This Resolution was forwarded for further consideration at the September 21, 2021, Council meeting.**

- E. [21-96](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE EXISTING AGREEMENT WITH GRANICUS, INC. TO PROVIDE A BOARDS AND COMMISSIONS UPGRADE.**

***Brief Description:*** Staff is recommending an upgrade to the current software solution with Granicus to add a feature for boards and commissions that will create efficiencies and streamline the applications and appointments process, from data input to communications, record keeping and online reporting.

***Attachments:***      [Information Sheet](#)  
                                 [Proposed Amendment to Granicus Service Agreement](#)  
                                 [Resolution No. 21-96](#)

**This Resolution was forwarded for further consideration at the September 21, 2021, Council meeting.**

- F. [21-97](#)      **A RESOLUTION AFFIRMING THE ACCEPTANCE BY THE CITY MANAGER’S DESIGNEE OF AN ASSISTANCE TO FIREFIGHTERS GRANT AWARDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.**

***Brief Description:*** The City Manager’s Designee has accepted an Assistance to Firefighters Grant in the amount of \$174,872.73 to fund the purchase of self-contained breathing apparatuses (SCBAs) for the Hudson Fire Department. The City’s match is \$17,487.27.

***Attachments:***      [Resolution No. 21-97](#)

**This Resolution was forwarded for further consideration at the September 21, 2021, Council meeting.**

- G. [21-98](#)      **A RESOLUTION TO APPROVE THEN AND NOW CERTIFICATES FOR PURCHASES MADE; AND DECLARING AN EMERGENCY.**  
***Brief Description:*** Council authorization is required for payment of the invoices shown on this Resolution, each in excess of \$3,000, for which commitments were made before Purchase Orders were generated.  
***Attachments:***      [Resolution No. 21-98](#)

This Resolution was forwarded for further consideration at the September 21, 2021, Council meeting.

5.      **Proposed Legislation for September 21, 2021, Council Meeting**

- A.      [21-71](#)      **AN ORDINANCE AMENDING CHAPTERS 1201 “GENERAL PROVISIONS,” 1202 “ADMINISTRATIVE AND REVIEW ROLES,” 1203, “DEVELOPMENT REVIEW AND ADMINISTRATIVE PROCEDURES,” 1205, “ZONING DISTRICTS - CITY OF HUDSON ZONING MAP”, 1206, “USE REGULATIONS,” AND APPENDIX D “ARCHITECTURAL DESIGN STANDARDS” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT THE 2021 LAND DEVELOPMENT CODE UPDATE.**  
***Brief Description:*** As part of regular reviews of the Land Development Code, City staff has recently reviewed and updated a list of proposed amendments to continue some commercial focus items but also to incorporate some proposed amendments focused on efficiency and addressing noted requests from Council and residents.  
***Attachments:***      [2021 LDC Update - Council Memo \(5-12-21\)](#)  
                                 [PC Staff Report - Case No. 21-726 \(7-12-21\)](#)  
                                 [PC Case No. 21-726 Recommendation - 2021 LDC Amendments \(7-26-21\)](#)  
                                 [Notice of Public Hearing on 9-21-2021](#)  
                                 [Ordinance No. 21-71 \(with proposed PC Recommendation\)](#)  
                                 [Ordinance No. 21-71 \(as introduced 6-15-21\)](#)

Ordinance No. 21-71 was forwarded for further consideration at the September 21, 2021, Council meeting.

- B.      [21-92](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT ACT AREA AGREEMENT WITH “PROJECT CRUNCH”; AND DECLARING AN EMERGENCY.**  
***Brief Description:*** “Project Crunch” is currently looking to purchase 35 acres at Season’s Greene to build a 200,000 - 250,000 square foot centralized robotic warehousing storage and fulfillment center located at Patriot Parkway and Seasons Road.

Attachments:      [Resolution No. 21-92](#)

*Ms. Howington stated that this Resolution will need to be postponed after the second reading to allow the application to be signed and the project name to be made public. She further stated that a special meeting is no longer needed, as previously discussed.*

**Resolution No. 21-92 was forwarded for further consideration at the September 21, 2021, Council meeting.**

- C.      [21-93](#)            **A RESOLUTION AUTHORIZING AN AMENDMENT TO THE CITY MANAGER’S EMPLOYMENT AGREEMENT.**  
***Brief Description:*** This Resolution authorizes an amendment to City Manager Jane Howington’s employment agreement to provide a merit increase in salary.

Attachments:      [Resolution No. 21-93](#)

**Resolution No. 21-93 was forwarded for further consideration at the September 21, 2021, Council meeting.**

- D.      [21-99](#)            **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$7,725,000 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. 21-99](#)

*Responding to Mrs. Bigham's question, Mr. Knoblauch stated that this is a yearly item and will be permanently financed once a development goes in the Downtown Phase 2 property.*

**This Ordinance was forwarded for further consideration at the September 21, 2021, Council meeting.**

- E.      [21-100](#)            **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. 21-100](#)

**This Ordinance was forwarded for further consideration at the September 21, 2021, Council meeting.**

- F. [21-101](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,000,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY’S ELECTRIC SYSTEM BY ACQUIRING AND INSTALLING A NEW DISTRIBUTION TRANSFORMER, TOGETHER WITH THE NECESSARY REGULATORS, CONTROL EQUIPMENT AND APPURTENANCES THERETO.**
- Brief Description:** This ordinance allows for the financing of Hudson Public Power’s replacement of a distribution transformer at its’ Eastside substation (located on Stow Road, across the street from Hudson City School District’s baseball complex).
- Attachments: [Fiscal Officer's Certificate](#)  
[Ordinance No. 21-101](#)

**This Ordinance was forwarded for further consideration at the September 21, 2021, Council meeting.**

- G. [21-102](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$850,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL AND SIDEWALKS IN VARYING WIDTHS ALONG BARLOW ROAD, TOGETHER WITH ALL NECESSARY DRAINAGE AND RELATED IMPROVEMENTS AND APPURTENANCES THERETO.**
- Brief Description:** This ordinance allows for the financing of the sidewalk/trail installation on West Barlow Road from State Route 91 to Nicholson Drive.
- Attachments: [Fiscal Officer's Certificate](#)  
[Ordinance No. 21-102](#)

**This Ordinance was forwarded for further consideration at the September 21, 2021, Council meeting.**

## 6. Items to be Added to Future Agendas

*Ms. Howington stated that purchase of the Ravenna Street property will appear on the September 21, 2021, Council meeting agenda.*

**7. Adjournment**

**There being no further discussion, Mr. Wooldredge adjourned the Council workshop meeting at 8:55 p.m.**

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**William D. Wooldredge, President of Council**

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**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.*