



City of Hudson, Ohio

Meeting Minutes - Draft

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

Tuesday, February 2, 2021

7:30 PM

Via Video-Conference & Live-Stream

1. Call to Order

Mayor Shubert called to order the meeting of Hudson City Council at 7:31 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

2. Pledge of Allegiance to the Flag

3. 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; and Mr. Sheridan, Assistant City Manager - Professional Services.

4. Approval of the Minutes

A. [21-0007](#) Minutes of Previous Council Meetings

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

Attachments: [January 19, 2021 Meeting Minutes - DRAFT](#)

[January 26, 2021 Council Workshop Minutes - DRAFT](#)

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

5. Proclamation

- A. [21-0008](#) **Special Recognition of Random Acts of Kindness Week**
Brief Description: This Proclamation encourages citizens to perform acts of kindness, especially during February 14 - 20, 2021, as we celebrate Random Acts of Kindness Week. A representative from the Hudson League for Service will accept the Proclamation.
Attachments: [RAK Hudson Week](#)
[Hyperlink - Random Acts of Kindness Foundation](#)
[Proclamation](#)

Mrs. Bos accepted the Proclamation on behalf of Hudson League for Service. She thanked Mayor Shubert and urged listeners to make kindness a habit, especially during Random Acts of Kindness Week.

Mayor Shubert read this Proclamation, recognizing February 14 - 20, 2021, as Random Acts of Kindness Week in Hudson.

6. Public Comments

Mrs. Meledi Waters, 135 & 139 Aurora Street, spoke in support of license-based regulations on short-term rentals. She asked that good rental owners not be punished for the bad behavior of others and that existing short-term rental operators be given leeway, so that they can fulfill contracts for upcoming rentals.

Correspondence from Mr. and Mrs. John Gerbetz, 679 W. Streetsboro Street, who also operate a short-term rental in Hudson, shared many positive aspects of renting, including the business it brings to Hudson's restaurants and stores. They also asked that good rental owners not be punished for the bad behavior of others. Their correspondence was read into the record by Mrs. Slagle (correspondence attached to record copy of these minutes).

Mr. Hugo Sandberg, 7654 Sugarbush Trail, spoke in support of the Tennis and Pickle Ball Courts Project and explained that having a larger number of courts provides a better opportunity to accommodate anticipated demand and for the City to host tournaments. He also encouraged lighting of the courts.

Mrs. Sue L'Hommedieu, 7341 LaCosta Drive, also spoke in favor of the Tennis and Pickle Ball Courts Project and encouraged Council to move forward with a larger number of lighted courts.

Correspondence submitted by the following residents, expressing support for the Tennis and Pickle Ball Courts Project, was read into the record by Mrs. Slagle (correspondence attached to record copy of these minutes):

- Brock Thompson, 2442 Danbury Lane*
- Lois and Ernest Carnes, 2971 Middleton Road*
- Shirley and Rudy Coblenz, 6756 Richard Road*
- Richard Bennett, 5911 Stone Road*
- Cathy Steele*
- Daniela & Nicolae Baloi, 7343 Valerie Lane*

Correspondence submitted by Ms. Marietta Marquart, 333 Simon Road, expressing opposition to a proposal that the City acquire and/or operate the LifeCenter Plus facility and encouraging Council to be fiscally responsible, was read into the record by Mrs. Slagle (correspondence attached to record copy of these minutes).

7. Correspondence and Council Comments

Ms. Schlademan read a letter she received, asking that the Schools and City halt work on the proposed conversion of the 1927 High School Building into private, multi-family housing until Hudson residents have the opportunity to fully review the proposed development, ask questions, and provide input into the future of this historic property. The letter expressed concerns that the proposed housing development will increase housing density and traffic, change the look and the streetscape of the historic downtown, and negatively impact housing values. She encouraged interested residents to provide input regarding the proposed project to the School Board and the development company (a copy of the letter, accompanied by a petition with 209 signatures, is attached to the record copy of these minutes)

Ms. Schlademan reported that the Environmental Awareness Committee welcomed its three new members at its meeting on February 1 and is currently working on a number projects, including a waste hauler survey.

Mrs. Kowalski announced that the Friends of HCTV is offering a scholarship to high school seniors who wish to major in media fields. Information is available at www.friendsofHCTV.org/scholarship. She also thanked the road crews for doing such a good job clearing the streets of snow lately.

Mr. Foster said he received a letter from Mr. Michael Juppe, 5734 Williamsburg Circle, who expressed concern regarding soils in the Downtown Phase II area, and he asked staff to respond to the resident (a copy of the letter is attached to the record copy of these minutes).

Mr. Foster also questioned an ad in the Hub-Times that reads as though Velocity Broadband has paid off its debt. The City Manager explained that Velocity is still responsible for \$3.5 million debt; the General Fund has been repaid in total, and Velocity will repay its debt through its own fund and not from the General Fund.

Mr. Foster thanked Mayor Shubert for the opportunity to read a Proclamation recognizing Catholic Schools Week and to speak at Seton Catholic School.

Mr. DeSaussure announced that he will not be running for re-election in November 2021. He encouraged interested residents to consider running and said that he is committed to serving out his current term.

Mr. Sutton said that local residents have had some close calls with coyotes lately, due to aggressive behavior at this time of year, and he cautioned owners of small pets to be careful.

8. Report of Manager

Ms. Howington reported on the following matters:

- Hudson Schools officials have expressed concern that the discussion at last week's Council Workshop implied that the Schools were the reason that the tennis courts were being considered, but she explained that the Schools were in no way part of that decision. The Park Board did an extensive community survey, and those items were identified as priorities for Hudson residents. In addition, no funding from the Schools would be going toward this effort.

- In follow-up to Mr. Sutton's coyote comment, she acknowledged that February/March is coyote mating and birthing season, and they can be more aggressive. More information is on the City's website and on the Ohio Department of Natural Resources website. She encouraged residents to report a coyote that is aggressive and not afraid of people, and she asked that residents not feed wildlife.

Mr. Sheridan provided information regarding Resolution No. 21-6, authorizing a feasibility study to survey, review, and analyze long-term solutions to improve safety at the intersections of Terex Road/Hudson Industrial Parkway and Terex Road/East Barlow Road. He said that the City recently reduced the speed limit on Terex Road from 45 mph to 35 mph to improve traffic safety in this area in the short-term.

9. Discussion Items

None.

10. Appointments

Mr. Wooldredge announced that the City is currently accepting applications for a vacancy on the Board of Zoning & Building Appeals. He encouraged interested residents to apply and said that the deadline is Friday, February 12, 2021.

11. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, 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 Mr. Foster, to approve the Consent Agenda. 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. [21-0009](#)** **A motion to approve and adopt the findings of fact relative to Ordinance No. 20-167.**
Brief Description: Pursuant to Land Development Code Section 1203.02(e)(4) and Council's request, the City Solicitor has prepared the attached Findings of Fact regarding Ordinance No. 20-167.
Attachments: [Findings of Fact: Ord. No. 20-167](#)

Motion No. 21-0009 was passed on the Consent Agenda.

- B. [21-6](#)** **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH PRIME AE GROUP FOR A FEASIBILITY STUDY FOR THE TEREX ROAD AT HUDSON INDUSTRIAL PARKWAY AND EAST BARLOW ROAD INTERSECTIONS.**
Brief Description: The purpose of this feasibility study is to further survey, review and analyze long-term solutions to improve safety at the intersections of Terex Road and Hudson Industrial Parkway and at Terex Road and East Barlow Road intersection.
Attachments: [Resolution No. 21-6](#)

Resolution No. 21-6 was passed on the Consent Agenda.

- C. [21-7](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR NEW OUTDOOR FURNITURE TO BE LOCATED WITHIN THE CITY OF HUDSON'S DOWNTOWN DESIGNATED OUTDOOR REFRESHMENT AREA; AND DECLARING AN EMERGENCY.**

Brief Description: At the beginning of the City of Hudson's DORA (and to assist downtown businesses), picnic tables were moved from various Hudson Parks to the downtown area to provide additional outdoor seating. Staff wishes to upgrade these seating areas and return the existing picnic tables to the Hudson Parks for usage there.

Attachments: [DORA Tables and Seating](#)
[Resolution No. 12-7](#)

Resolution No. 21-7 was passed on the Consent Agenda.

12. Legislation

- A. [20-145](#) **AN ORDINANCE PLACING A MORATORIUM ON THE OPERATION OF ANY SHORT TERM RESIDENTIAL REAL ESTATE RENTALS IN THE CITY OF HUDSON; AND DECLARING AN EMERGENCY.**
- Brief Description:** This Ordinance establishes a 180-day temporary moratorium prohibiting the operation of short term (less than 30 days) residential real estate rentals ("STRs") within the City of Hudson. The period of the moratorium will permit the City to conduct community outreach, study, formulate, and draft regulations with respect to STRs.

Attachments: [Ordinance No. 20-145](#)

A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to lay Ordinance No. 20-145 on the table. The motion carried by the following vote:

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

- B. [20-160](#) **AN ORDINANCE ENACTING A NEW CHAPTER 876, "SHORT-TERM RENTAL OPERATIONS," OF THE BUSINESS REGULATION CODE, AND DECLARING AN EMERGENCY. (As Revised 2-2-2021)**

Brief Description: A permit program has been drafted for the regulation of short-term rentals within the City of Hudson.

Attachments: [Council memo 1.7.21 Short term rentals](#)
[Council memo 1.19.21 Short Term Rentals](#)
[Ordinance No. 20-160 \(FINAL - as revised 2-2-2021\)](#)

Mr. DeSaussure expressed opposition to Ordinance No. 20-160, as he felt a new statute was not necessary. Rather, he suggested that the definition of Bed & Breakfasts, which are approved conditionally, be changed to include Short-Term Rentals. He noted that the conditional use approval process allows for public comments. Mr. Sutton supported the Ordinance and commented about the importance of holding property owners responsible. Mr. Foster supported the Ordinance, saying that it imposes light restrictions, intended to weed out bad owners yet still allow good owners to operate short-term rentals.

A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to pass Ordinance No. 20-160. The motion carried. Pursuant to Charter Section 3.09, emergency language was stricken for lack of 6 necessary affirmative votes, and Ordinance No. 20-160 passed as a regular measure by the following vote:

Aye: 5 - Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge and Mr. Foster

Nay: 2 - Mrs. Bigham and Mr. DeSaussure

A. [20-145](#)

AN ORDINANCE PLACING A MORATORIUM ON THE OPERATION OF ANY SHORT TERM RESIDENTIAL REAL ESTATE RENTALS IN THE CITY OF HUDSON; AND DECLARING AN EMERGENCY.

Brief Description: This Ordinance establishes a 180-day temporary moratorium prohibiting the operation of short term (less than 30 days) residential real estate rentals (“STRs”) within the City of Hudson. The period of the moratorium will permit the City to conduct community outreach, study, formulate, and draft regulations with respect to STRs.

Attachments: [Ordinance No. 20-145](#)

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, that Ordinance No. 20-145 be removed from the table for further consideration by City Council. The motion carried by the following vote:

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

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to pass Ordinance No. 20-145. The motion failed by the following vote:

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

C. [21-4](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH EVERSTREAM SOLUTIONS LLC FOR THE PROVISION OF AN INTERNET CIRCUIT FOR THE CITY’S VELOCITY BROADBAND SERVICES.

Brief Description: This request will enable Velocity Broadband to replace an existing Cogent and Windstream internet circuit that is set to end in late 2021.

Attachments: [Resolution No. 21-4](#)

Mayor Shubert read the title of Resolution No. 20-4, which constituted its second reading.

13. Adjournment

There being no further business, Mayor Shubert adjourned the Council meeting at 8:46 p.m.

Craig A. Shubert, Mayor

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.