



City of Hudson, Ohio

Meeting Minutes - Draft

City Council

David A. Basil, Mayor

Hamilton DeSaussure, Jr., President of Council (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Dennis N. Hanink, Council Member (Ward 1)

Alex D. Kelemen, Council Member (Ward 3)

Casey M. Weinstein, Council Member (Ward 2)

J. Daniel Williams, Council Member (At-Large)

William D. Wooldredge, Council Member (At-Large)

Jane Howington, City Manager

R. Todd Hunt, City Solicitor

Elizabeth A. Slagle, Clerk of Council

Tuesday, July 11, 2017

7:15 PM

Town Hall

Special Council Meeting and Regular Workshop

Special Meeting:

1. Call to Order

Mayor Basil called to order the meeting of Hudson City Council at 7:17 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

2. Roll Call

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

Staff in Attendance: Ms. Howington, City Manager; Mr. Comeriato, Assistant City Manager; Mr. Knoblauch, Finance Director; Mr. Leiter, Production Assistant; Mr. Nichols, EMS Deputy Chief; Ms. Roberts, Communications Manager; Mr. Vargo, EMS Operations Supervisor; Mr. Varnes, Fire/EMS Chief.

3. Appointment of Jane Howington as Clerk of Council Pro Tempore

Pursuant to Charter Section 3.04, in the Clerk of Council's absence, a motion was made by Mr. DeSaussure, seconded by Mr. Weinstein, that Ms. Howington be appointed as Clerk of Council Pro Tempore. The motion carried by the following vote:

Aye: 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

4. Appointments

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, to appoint John Caputo to serve on the Architectural & Historic Board of Review for a partial term expiring on June 20, 2019; and David Faiman to serve a full term of four years on the Tree Commission. The motion carried by the following vote:

Aye: 7 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge and Mrs. Bigham

5. Request for a Motion for Reconsideration

A. [17-92](#) **A RESOLUTION NOTIFYING THE COUNTY OF SUMMIT OF THE CITY OF HUDSON'S TERMINATION OF THE AGREEMENT OF COOPERATION COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AND DECLARING AN EMERGENCY. (as reconsidered 7/11/17)**

Attachments: [Resolution No. 93-35, Authorizing CDBG Agmt. with Summit County \(1993\)](#)
[Letter from Summit County 5-31-2017 Notification](#)
[Letter from Summit County 6-9-17 Deadline Extension](#)
[Overview of CDBG Funding Impacts \(2016-2017\)](#)
[Building Ages & Incomes and Ages of Residents](#)
[HUD - Urban County Qualification for Participation in CDBG Program \(2017-2019\)](#)
[Resolution No. 17-92 as amended 6/20/17](#)
[Resolution No. 17-92 as introduced & reconsidered 7/11/17](#)

Mr. Kelemen questioned the motion to reconsider versus a motion to rescind. Mayor Basil confirmed that reconsideration of Resolution No. 17-92 is the appropriate action at this time.

A motion was made by Dr. Williams, and seconded by Mr. Wooldredge, to reconsider the vote on Resolution No. 17-92 regarding termination of the City of Hudson's Agreement of Cooperation in Summit County's Community Development Block Grant Program for which he voted on the prevailing side on June 20, 2017. Mayor Basil declared the action to adopt Resolution No. 17-92 on June 20, 2017, withdrawn after the motion to reconsider carried by the following vote:

Aye: 5 - Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham and Mr. DeSaussure

Nay: 2 - Mr. Hanink and Mr. Kelemen

Mr. Wooldredge stated that Hudson is part of a larger community in Summit County and he wants to support the relationship that Hudson has with Summit County. Dr. Williams stated that he is in agreement with Mr. Wooldredge and further stated that the risk/reward for the amount of residents in Hudson that this program will benefit is questionable; however, the relationship that Hudson has with Summit County outweighs this risk. Mr. Weinstein thanked Council members for reconsidering this Resolution and hoped that more Hudson residents will become aware of this program and benefit from it. Ms. Bigham asked if either of the following 2 reasons to reconsider occurred, 1.) there was not adequate debate at the time the item was voted on; 2.) new information was brought forward. Mr. DeSaussure stated that Robert's Rules does not set a standard for reconsideration, but it states that someone that voted affirmatively has to be the one to make the motion. Mr. Kelemen stated that he was disappointed about how this item was handled and felt that the injury to Council exceeds the injury to

Summit County. Mr. Hanink raised the following concerns: he did not feel that Hudson had any impact or involvement with the County's plan, he would like staff to publicize this program so residents are aware of its availability, and would like staff in the future to notify Council that this agreement will be coming up for renewal.

A motion was made by Mr. Wooldredge, seconded by Mr. Kelemen, to pass Resolution No. 17-92. Mayor Basil stated that the City of Hudson will remain in the Summit County CDBG Cooperation Agreement after the motion failed by the following vote:

Aye: 1 - Mr. Kelemen

Nay: 6 - Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Hanink

6. Legislation

A. [17-101](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH TBK HUDSON, LLC ("TBK") FOR THE CITY-OWNED PROPERTY ON ATTERBURY BOULEVARD (PARCEL NO. 32-03833); AND DECLARING AN EMERGENCY.**

Executive Summary: At the executive session on March 21, 2017, staff brought forward and discussed with Council the proposed lease of the City owned parcel located on Atterbury Blvd. between the Hudson Anglican Fellowship Church and the Hudson Station town houses. Mr. Bryan Weber, current owner of the town homes and of the retail space occupied by the Jimmy Johns Sandwich Shop and the former Varsity Club, and Mr. Chris Russo, owner of the Brew Kettle Restaurant expressed an interest in constructing a parking lot on the parcel to prepare for anticipated increased parking needs for the opening of the Brew Kettle Restaurant in the retail space formerly occupied by Varsity Club. The City's legal department has drafted the lease agreement which has been reviewed and agreed upon by both parties. Staff is seeking Council approval for the City Manager to enter into the lease. Mr. Weber's estimated cost to construct the new public parking improvements is \$125,000.

Attachments: [Brew Kettle Parcel](#)
[Brew Kettle Memo 6-26-17](#)
[Lease Agreement - Exhibit A](#)
[Resolution No. 17-101](#)

Mr. DeSaussure recused himself from the discussion and voting on this Resolution, and left the meeting.

Mayor Basil read the title of Resolution No. 17-101, which constituted its first reading.

A motion was made by Mr. Wooldredge, seconded by Dr. Williams, to suspend the rules as provided in Section 220.03 of the Codified Ordinances to allow for passage of Ordinance No. 17-100. The motion carried by the following vote:

Aye: 6 - Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. Hanink and Mr. Kelemen

Recused: 1 - Mr. DeSaussure

Mr. Wooldredge asked if a cost benefit analysis was done. Ms. Howington stated that the City did not, she stated that the City felt that allowing this agreement is a benefit to the public since it adds public parking, which is much needed in this area. Ms. Bigham asked if there could be any other use for this property in the future.

Ms. Howington stated that this property was set aside for a possible underpass to the First and Main area; however, that project most likely will not happen. Staff also looked at it for a possible drainage option, but it was not economically feasible to move forward with. Mr. Hanink asked if pervious pavers would be utilized. Mr. Comeriato stated that there are no plans for these to be installed, but they will have to meet the storm water regulations. Mr. Kelemen had a concern with noise in this area. He asked that a clause be added to the agreement if there were issues that the agreement can be rescinded. Ms. Howington stated that a claw back clause can be added to the agreement, however, by doing so the business would no longer be in compliance with the Zoning Certificate. She stated that noise and alcohol issues would be better enforced by Police. Mr. Kelemen was also concerned with the maintenance of the lot. Mr. Comeriato stated that all of the maintenance would be done by TBK Hudson, LLC, which is in the lease agreement.

A motion was made by Mr. Wooldredge, seconded by Mr. Hanink, to pass Resolution No. 17-101. The motion carried by the following vote:

Aye: 6 - Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. Hanink, Mr. Kelemen and Mr. Weinstein

Recused: 1 - Mr. DeSaussure

Mr. DeSaussure re-entered the meeting.

At the conclusion of the special meeting, Mayor Basil turned the workshop over to Mr. DeSaussure at 7:57 p.m.

Regular Workshop:

7. Correspondence and Council Comments

Ms. Howington gave a status update on the construction projects that are going on within the City, as well as the schedule for the Downtown Phase 2 Project.

Dr. Williams asked when the reconfiguration of the south side of Terex Road was going to be done. Ms. Howington stated that she would look into it.

Mr. Hanink asked if the contractor performing the work at the Barlow Road Railroad Crossing was going to install a portion of the bike trail. Ms. Howington stated that that is a separate project, and there will be a public meeting held on August 3, 2017. Mr. Hanink asked if Council would get to see the latest design before the open house is held. Ms. Howington stated that she would provide it.

Mr. Wooldredge stated that he has heard several resident complaints in regards to the condition of the streets within Hudson. He read a letter that he received from Ed Devlin, 2408 Glenn Echo Drive. Mr. Wooldredge would like to discuss the possible funding of the overlaying of concrete streets at a future workshop. Ms. Howington stated that there will be budget discussion at the July 25, 2017 workshop, which would be an appropriate time to discuss this matter.

Dr. Williams asked that the Finance Department provide the City's debt capacity.

Mr. Kelemen asked for a ledger in regards to what costs have been spent to date on the Downtown Phase 2 Project.

Ms. Bigham read a letter that she received from Christopher Jackowski, 2615 Middleton Road, in regards to work that he had performed at his residence in the right-of-way and then was torn out within days of completion when the Middleton Road sanitary sewer work was performed. Ms. Bigham asked if there was anything that the City can do to reimburse this resident. Ms. Howington and Mr. Comeriato stated that they would look into it

and get back to her and the resident.

8. Discussion Items

- A. [17-104](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT FEDERAL FUNDS THROUGH THE MUNICIPAL BRIDGE PROGRAM FOR THE REPLACEMENT OF INGLESIDE DRIVE BRIDGE; AND DECLARING AN EMERGENCY.**

Executive Summary: The City applied for and was awarded federal funds through the Municipal Bridge Program for the replacement of the Ingleside Drive Bridge. ODOT is requesting written acceptance of the awarded funds.

Attachments: [Map](#)

[Resolution No. 17-104](#)

This Resolution was forwarded for further consideration at the July 18, 2017 Council meeting.

- B. [17-105](#) **A RESOLUTION AFFIRMING THE SUBMISSION OF AN APPLICATION BY THE CITY MANAGER'S DESIGNEE FOR FEDERAL CONGESTION MITIGATION / AIR QUALITY (CMAQ) FUNDS PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY (AMATS) FOR THE STATE ROUTE 91 SOUTH SAFETY IMPROVEMENTS PROJECT (SUM-91-13.53); AND DECLARING AN EMERGENCY.**

Executive Summary: This legislation is necessary to affirm the application to the Federal Highway Administration for CMAQ funds for the State Route 91 South Safety Improvements Project (SUM-91-13.53) from just north of Barlow Road to the Veterans Way intersection.

Attachments: [South Main Street Safety Study Map](#)

[Resolution No. 17-105](#)

This Resolution was forwarded for further consideration at the July 18, 2017 Council meeting.

- C. [17-113](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$3,400,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING AND INSTALLING EQUIPMENT AS PART OF THE CITY'S MUNICIPAL BROADBAND SERVICES SYSTEM PROJECT, AND DECLARING AN EMERGENCY.**

Executive Summary: This Ordinance authorizes internal borrowing for the installation of the broadband services system (Velocity Broadband), adding an additional \$1.3 million to the \$2,100,000 notes currently outstanding. This will bring the total to \$3.4 million.

Attachments: [Fiscal Officer's Certificate](#)
 [Ordinance No. 17-113](#)

This Ordinance was forwarded for further consideration at the July 18, 2017 Council meeting.

- D. [17-114](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$138,231 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING AN AMBULANCE, INCLUDING RELATED EQUIPMENT AND APPARATUS, AND DECLARING AN EMERGENCY.**

Executive Summary: This Ordinance authorizes the issuance of \$138,231 in internal notes to fund an ambulance for the EMS Department. The EMS Fund will pay down the original note of \$172,791 by \$34,560.

Attachments: [Fiscal Officer's Certificate](#)
 [Ordinance No. 17-114](#)

This Ordinance was forwarded for further consideration at the July 18, 2017 Council meeting.

- E. [17-0062](#) **EMS Sustainability Plan Review**
Executive Summary: This discussion will be a review of the EMS Sustainability Plan. Please find associated materials attached.
Attachments: [EMS Sustainability Five Year Plan - Fire EMS Combined](#)
 [HEMS Sustainability Report](#)

Dr. Boex gave a presentation on the EMS Sustainability Plan. Brief discussion followed.

This matter was presented.

9. Items to be Added to Future Agendas

None.

10. Executive Session

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, to enter into executive session pursuant to Ohio Revised Code Section 121.22(G) to consider the purchase of property for public purposes, the sale of property, and confidential information related to trade secrets of an applicant for economic development assistance, with the executive session being necessary to protect the interests of the applicant. Mr DeSaussure recessed the meeting at 9:40 p.m. after the motion carried by the following vote:

Aye: 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

Mr. DeSaussure reconvened the Council workshop at 9:55 p.m.

11. Adjournment

There being no further discussion, Mr. DeSaussure adjourned the special council meeting and regular workshop meeting at 9:55 p.m.

David A. Basil, Mayor

Hamilton DeSaussure, Jr., President of Council

Jane Howington, City Manager, Clerk of Council Pro Tempore

Special Meeting and Workshop Minutes prepared by Melissa Raber, Office Manager.

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 in accordance with Codified Ordinances, Section 220.031 (a), Rules for Workshop Meetings.