



City of Hudson, Ohio

Meeting Minutes - Draft City Council

Jeffrey L. Anzevino, Mayor
Christopher W. Foster, President of Council (Ward 2)
Christopher A. Banweg, Council Member (At-Large)
Michael W. Bird, Council Member (Ward 4)
Patricia L. Goetz, Council Member (Ward 1)
Karen E. Heater, Council Member (At-Large)
Nicole V. Kowalski, Council Member (At-Large)
Skylar J. Sutton, Council Member (Ward 3)

Thomas J. Sheridan, City Manager
Marshal Pitchford, Acting City Solicitor & Special Counsel
Aparna Wheeler, Clerk of Council

Tuesday, March 19, 2024

7:30 PM

Town Hall
27 East Main Street

Regular Meeting to begin at 7:30 p.m., followed by Regular Workshop

Regular Council Meeting:

1. Call to Order

Mayor Anzevino called to order the meeting 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.

2. Pledge of Allegiance to the Flag

3. Roll Call

Present: 6 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mr. Banweg

Staff in Attendance: Mr. Sheridan, City Manager; Mr. Pitchford, Acting City Solicitor & Special Counsel; Ms. Wheeler, Clerk of Council; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Ms. Roberts, Communications Manager, and Mr. Leiter, HCTV Production Assistant.

4. Approval of the Minutes

A. [24-0028](#)

Minutes of Previous Council Meetings

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

Attachments: [March 5, 2024 Council Meeting Minutes - Draft](#)
[March 12, 2024, Council Workshop Minutes - Draft](#)

A motion was made by Mr. Foster, seconded by Dr. Bird, to approve the minutes as submitted. The motion carried by the following vote:

Aye: 6 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

5. Public Hearing

- A. [24-35](#) **A RESOLUTION APPROVING THE RENEWAL APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR JOSEPH STRIBRNY, 5578 SHAWNEE TRAIL AND 896 TEREX ROAD, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

Brief Description: Mr. Joseph Stribrny has submitted a renewal Application for Placement of Farmland in an Agricultural District for property located at 5578 Shawnee Trail and 896 Terex Road in Hudson.

Attachments: [Application](#)
[CD Inspection 2.28.24](#)
[Notice of Public Hearing Stribrny 3-19-24](#)
[Resolution No. 24-35](#)

Mayor Anzevino opened the public hearing at 7:32 p.m.

Mr. Stribrny was in attendance to answer any questions or concerns. Mr. Foster supported the legislation, as the Stribrny family have been long-standing residents of Hudson. In response to a question, Mr. Hannan stated that the legislation has an emergency declaration due to the timeline required by Ohio Revised Code.

There being no further comments, Mayor Anzevino closed the public hearing at 7:35 p.m.

A public hearing was held for Resolution No. 24-35.

6. Public Comments

Mr. Robert Pappas, 553 W. Streetsboro St., spoke in opposition to the proposed sidewalk on SR 303. His concerns were related to the cost and proximity of the sidewalk to the busy street.

Mr. Kyle Brezovec, 7568 Greenthorn Dr., asked for an update on the contract with LIT Fiber.

7. Correspondence and Council Comments

Dr. Goetz stated that the Architectural & Historic Board of Review granted an exemption to Temple Beth Shalom for a metal door for security.

Mr. Sutton responded to Mr. Brezovec's question and stated that LIT withdrew from agreement. He said that the initiative was not dead but the partnership was dissolved.

Mrs. Kowalski reminded residents that she and Dr. Goetz are hosting an open forum at 5:30 at the Hudson Library North Flood Room on March 20th.

8. Report of Manager

Mr. Sheridan announced that Council will be on recess and returning with a combined meeting and workshop on April 9th. He also said that the State of Ohio approved a reduction in speed on E. Streetsboro between College and North/South Hayden to 30 MPH.

9. Discussion Items

A. Adoption of Rules for Attendance for Boards and Commission Members

Mr. Foster stated that he and Mr. Pitchford have been discussing attendance for board and commission members. Mr. Pitchford said that there are some considerations to suggest, and ultimately this may be a Charter change. Discussion followed on the definition of an excused absence.

10. Appointments

A motion was made by Mrs. Kowalski, seconded by Dr. Bird, to appoint Ms. Virginia Frazier and Mr. Kabir Bhatia to full terms on the HCTV Advisory Committee. The motion carried by the following vote:

Aye: 5 - Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Dr. Bird

Nay: 1 - Mr. Sutton

Mr. Foster also made announcements for upcoming vacancies on the Architectural & Historic Board of Review, Tree Commission, and Park Board. Applications are due April 19th.

11. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Sutton, seconded by Mr. Foster, to suspend the rule requiring three readings. The motion carried by the following vote:

Aye: 6 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Dr. Bird and Mr. Foster

Approval of the Consent Agenda

A motion was made by Mr. Sutton, seconded by Mr. Foster, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Dr. Bird, Mr. Foster and Dr. Goetz

A. [24-0029](#) **A Motion to Acknowledge the Timely Receipt of the February 2024 Monthly Financial Report**

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

Attachments: [February 2024 Financial Report](#)

Motion No. 24-0029 was approved on the Consent Agenda.

- B. [24-30](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH CIUNI & PANICHI, INC. FOR THE PREPARATION OF THE CITY’S 2023 ANNUAL FINANCIAL STATEMENTS.**
Brief Description: This is a contract with an accounting firm to assist staff in the preparation of the 2023 annual financial statements.
Attachments: [Engagement Letter \(City of Hudson GAAP 2023\) - CP SIGNED](#)
 [Resolution No. 24-30](#)

Resolution No. 24-30 was approved on the Consent Agenda.

- C. [24-31](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR HIGHWAY SAFETY IMPROVEMENT PROGRAM FUNDS PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS TO THE RAVENNA STREET AND STOW ROAD INTERSECTION; AND DECLARING AN EMERGENCY.**
Brief Description: The City Administration recommends to the City Council that the City apply to the Ohio Department of Transportation (ODOT) Highway Safety Improvement Program (HSIP) for traffic safety improvements, including a new traffic signal and turn lanes for the intersection of Ravenna Street and Stow Road.
Attachments: [Resolution No. 24-31](#)

Resolution No. 24-31 was approved on the Consent Agenda.

- D. [24-32](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER’S DESIGNEE TO SUBMIT AN APPLICATION TO APPLY FOR A REWORKS COMMUNITY ASSISTANCE RECYCLING GRANT (CRAG); AND DECLARING AN EMERGENCY.**
Brief Description: Summit County Reworks awards annual Community Recycling Assistance Grant (CRAG) funding for the purpose of supporting residential infrastructure for recycling or organics diversion within Summit County communities. The City could receive an estimate of \$22,000 in grant funding for partial reimbursement costs for personnel conducting annual leaf pick up.
Attachments: [Staff Report - Reworks](#)
 [Resolution No. 24-32](#)

Resolution No. 24-32 was approved on the Consent Agenda.

- E. [24-33](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER’S DESIGNEE TO SUBMIT AN APPLICATION TO STATE CAPITAL BUDGET GRANT FOR AN ADA COMPLIANT KAYAK/BOAT LAUNCH; AND DECLARING AN EMERGENCY.**

Brief Description: The State of Ohio awards biennial capital budget funding to support regional and local projects that demonstrate a state benefit in higher education, mental health, parks and recreation, conservation, and cultural and sports facilities. By pursuing the State Capital Budget Grant funds for an ADA accessible kayak launch dock, the City could receive up to two thirds of the total project cost (\$63,270) through reimbursement with a one-third (\$31,635) local match requirement. Total cost estimate updated in February 2024 by the Engineering Department is \$95,000. If the City were to be awarded the funds, this would impact the FY 25-26 budget.

Attachments: [Staff Report - State Capital Budget - ADA Kayak Ramp](#)
[Resolution No. 24-33](#)

Resolution No. 24-33 was approved on the Consent Agenda.

- F. [24-34](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER’S DESIGNEE TO SUBMIT AN APPLICATION TO STATE CAPITAL BUDGET GRANT FOR THE BOSTON MILLS RD TRAIL BRIDGE; AND DECLARING AN EMERGENCY.**

Brief Description: The State of Ohio awards biennial capital budget funding to support regional and local projects that demonstrate a state benefit in higher education, mental health, parks and recreation, conservation, and cultural and sports facilities. Staff proposes applying for grant funds for the Lake Forest Bridge of the Boston Mills Rd Trail: \$500,000 request toward the total project cost estimate of \$2,121,250 for the bridge, boardwalk, and add connections to existing trails. With State Capital Budget funding, the local match would be \$1,621,250.

Attachments: [Staff Report - State Capital Budget - Boston Mills Rd. Trail Bridge](#)
[Resolution No. 24-34](#)

Resolution No. 24-34 was approved on the Consent Agenda.

12. Legislation

- A. [23-154](#) **AN ORDINANCE AMENDING CHAPTERS 1205 “ZONING DISTRICTS-CITY OF HUDSON MAP” AND 1206 “USE REGULATIONS” OF THE LAND DEVELOPMENT CODE RELATIVE TO THE REGULATION OF VAPE SHOPS, PAWN SHOPS, TATTOO PARLORS, AND MARIJUANA FACILITIES.**

Brief Description: Proposed Land Development Code text amendment relative to the regulation of Vape Shops, Pawn Shops, Tattoo Parlors, and Marijuana Facilities.

Attachments: [City Council Memo - LDC Update Vape, Pawn, and Tatoo Shops \(discussed at 9-26-23 workshop\)](#)
[TMP-6920 Ord Amending LDC Text re Vape Shops \(Draft on 11/14/23 Workshop\)](#)
[Public Hearing Notice: Ordinance No. 23-154](#)
[PC Signed Decision 23-1087 Vape Pawn etc](#)
[City Council Memo LDC Amendment Tattoo, Vape, Marijuana Facility 3.5.24](#)
[Ordinance No. 23-154 \(updated for 11/21/23\)](#)
[Ordinance No. 23-154 LDC Text Amendment \(updated 2.8.24 for third reading and action\)](#)

Mayor Anzevino read the title of Ordinance No. 23-154, which constituted its third reading.

Mr. Sutton was unclear about the changes being made and Mrs. Kowalski requested that the setbacks be reviewed again per concerns from a resident.

A motion was made by Mr. Sutton, seconded by Mr. Foster, to pass Ordinance No. 23-154.

A motion was made by Mr. Sutton, seconded by Mrs. Kowalski, to postpone Ordinance No. 23-154 to April 9, 2024. The motion carried by the following vote:

Aye: 6 - Mrs. Kowalski, Mr. Sutton, Dr. Bird, Mr. Foster, Dr. Goetz and Mrs. Heater

B. [24-25](#) AN ORDINANCE AMENDING CHAPTER 220, “COUNCIL”, OF THE CODIFIED ORDINANCES TO ADD A NEW SECTION 220.09 ENTITLED “PRESIDENT PRO TEMPORE”.

Brief Description: An ordinance to establish a definition for Council President Pro Tempore and guidelines for appointment of Council President Pro Tempore in the event of members having same number of consecutive years of service.

Attachments: [Ordinance No. 24-25](#)

A motion was made by Mr. Foster, seconded by Mr. Sutton, to approve Ordinance No. 24-25. The motion carried by the following vote:

Aye: 6 - Mr. Sutton, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater and Mrs. Kowalski

C. [24-29](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOB CREATION GRANT AGREEMENT WITH PARTSSOURCE, INC; AND DECLARING AN EMERGENCY.

Brief Description: PartsSource Inc. is requesting a 50% income tax credit for 10 years. The company, currently located in Aurora, Ohio, will relocate their headquarters operations to two floors within the facility at 50 Executive Parkway. The company operates an E-commerce platform for medical parts and services. PartsSource anticipates investing \$2.1 million and will employ 300+ staff at the facility.

Attachments: [Resolution No. 24-29](#)

Mayor Anzevino read the title of Resolution No. 24-29, which constituted its second reading.

A motion was made by Mr. Foster, seconded by Mrs. Heater, to suspend the rules requiring three readings. The motion carried by the following vote:

Aye: 6 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

A motion was made by Mr. Foster, seconded by Mrs. Heater, to approve Resolution No. 24-29. The motion carried by the following vote:

Aye: 6 - Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Dr. Bird

D. [24-35](#) **A RESOLUTION APPROVING THE RENEWAL APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR JOSEPH STRIBRNY, 5578 SHAWNEE TRAIL AND 896 TEREX ROAD, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

Brief Description: Mr. Joseph Stribrny has submitted a renewal Application for Placement of Farmland in an Agricultural District for property located at 5578 Shawnee Trail and 896 Terex Road in Hudson.

Attachments: [Application](#)
 [CD Inspection 2.28.24](#)
 [Notice of Public Hearing Stribrny 3-19-24](#)
 [Resolution No. 24-35](#)

Mayor Anzevino read the title of Resolution No. 24-35, which constituted its first reading.

13. Executive Session

A motion was made by Mr. Foster, seconded by Mrs. Heater, to enter into executive session to discuss the purchase of public property. Invited to the meeting were all members of Council, the Mayor, Mr. Hannan, Mr. Pitchford, and Mr. Sheridan. The motion carried by the following roll call vote:

Aye: 6 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Dr. Bird and Mr. Foster

14. Adjournment

Mayor Anzevino recessed the regular meeting at 8:14 p.m. He reconvened the regular meeting at 8:25 p.m.

Mayor Anzevino adjourned the regular meeting at 8:27 p.m.

Regular Council Workshop:**15. Call to Order**

Mayor Anzevino called to order the workshop of Hudson City Council at 8:32 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 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

Absent: 1 - Mr. Banweg

Others & Staff in Attendance: Mr. Sheridan, City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; and Ms. Roberts, Communications Manager.

16. Correspondence and Council Comments

None.

17. Discussion Items

- A. [24-0030](#) **Architectural and Historic Board of Review - Annual Update 2024**
Brief Description: Members of the AHBR will attend to present annual goals update for 2024.

Attachments: [City Council memo - AHBR Update 2024](#)

Mr. Caputo, Chair for the Architectural & Historic Board of Review, provided an overview of items accomplished in 2023 and provided the objectives for 2024. Council discussion followed that included process for designation of properties as historic outside of the Historic District, allowable alternative material training, and educating the public on permitting requirements.

This matter was discussed.

- B. [TMP-7163](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH CHRIST COMMUNITY CHAPEL AND ITS THE MEN OF THE WORD BIBLE STUDY FOR SPACE AT CITY HALL.**

Brief Description: The Men of the Word Bible Study group would like to secure a space in City Hall.

Attachments: [Men of the Word Bible Study cabinet](#)

[Exhibit A: Rental Agreement: The Men of the Word Bible Study](#)

[Draft Resolution](#)

Mr. Sheridan provided information on where the cabinet would be located and what it will be used for. Discussion followed regarding renting of space at City Hall, determination of cost, and length of agreement. There was overall Council consensus to move forward with this lease agreement.

This matter was discussed.

- C. [TMP-7177](#) **A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH AKRON CHILDREN’S HOSPITAL FOR A SAFE HAVEN BABY BOX.**
Brief Description: In October 2023, City Communication and Fire Staff presented research for the Council discussion on Safe Haven Baby Boxes, which are devices provided for under the State of Ohio Safe Haven Law and legally permit birth parent(s) in crisis to safely, securely, and anonymously surrender if they are unable to care for their newborn. In lieu of installing a box at the Hudson Safety Center, Council indicated it would consider donating up to \$10,000 toward installation of a box at Akron Children’s Hospital pending a mutually acceptable agreement with the other party.
Attachments: [MOU between Hudson and Akron Childrens Hosp for Safe Haven Baby Box](#)
[Draft Resolution](#)

Mrs. Kowalski and Ms. Roberts provided background information, benefits, cost and maintenance of the Safe Haven Baby Box. Discussion followed regarding contributions from Summit County Council and Summit County Public Health, City's cost contribution, and agreements with other agencies. There was Council consensus to move this item from Consent to Legislation on the April 9, 2024, Council agenda and to reach out for community input as well as continue outreach to Summit County Council, Summit County Public Health and Akron City Council on contributing to the cost.

This matter was discussed.

18. Proposed Consent Agenda Items for April 9, 2024, Council Meeting

- A. [TMP-7165](#) **A RESOLUTION TO APPROVE A THEN AND NOW CERTIFICATE FOR A PURCHASE MADE; AND DECLARING AN EMERGENCY.**
Brief Description: Council authorization is required for payment of the invoice shown on this Resolution in excess of \$3,000, for which a commitment was made before a Purchase Order was generated. Approval required for: Cresco Real Estate- Broker Fee Jan-Dec '23 Arlington Farms, \$7,200.00
Attachments: [Draft Resolution](#)

This Resolution was forwarded for further consideration at the April 9, 2024, Council meeting.

- B. [TMP-7177](#) **A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH AKRON CHILDREN’S HOSPITAL FOR A SAFE HAVEN BABY BOX.**
Brief Description: In October 2023, City Communication and Fire Staff presented research for the Council discussion on Safe Haven Baby Boxes, which are devices provided for under the State of Ohio Safe Haven Law and legally permit birth parent(s) in crisis to safely, securely, and anonymously surrender if they are unable to care for their newborn. In lieu of installing a box at the Hudson Safety Center, Council indicated it would consider donating

up to \$10,000 toward installation of a box at Akron Children's Hospital pending a mutually acceptable agreement with the other party.

Attachments: [MOU between Hudson and Akron Childrens Hosp for Safe Haven Baby Box](#)
[Draft Resolution](#)

Council requested this item be moved from Consent to Legislation.

Resolution No. 24-35 was forwarded for further consideration at the April 9, 2024, Council meeting.

19. Proposed Legislation for April 9, 2024, Council Meeting

A. [24-29](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOB CREATION GRANT AGREEMENT WITH PARTSSOURCE, INC; AND DECLARING AN EMERGENCY.**

Brief Description: PartsSource Inc. is requesting a 50% income tax credit for 10 years. The company, currently located in Aurora, Ohio, will relocate their headquarters operations to two floors within the facility at 50 Executive Parkway. The company operates an E-commerce platform for medical parts and services. PartsSource anticipates investing \$2.1 million and will employ 300+ staff at the facility.

Attachments: [Resolution No. 24-29](#)

Resolution No. 24-29 was passed earlier during the Regular Council meeting.

B. [24-35](#) **A RESOLUTION APPROVING THE RENEWAL APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR JOSEPH STRIBRNY, 5578 SHAWNEE TRAIL AND 896 TEREX ROAD, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

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C. [TMP-7163](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH CHRIST COMMUNITY CHAPEL AND ITS THE MEN OF THE WORD BIBLE STUDY FOR SPACE AT CITY HALL.**

Brief Description: The Men of the Word Bible Study group would like to

secure a space in City Hall.

Attachments: [Men of the Word Bible Study cabinet](#)

[Exhibit A: Rental Agreement: The Men of the Word Bible Study](#)

[Draft Resolution](#)

This Resolution was forwarded for further consideration at the April 9, 2024, Council meeting.

20. Items to be Added to Future Agendas

None.

21. Adjournment

There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 9:33 p.m.

Jeffrey L. Anzevino, Mayor

Aparna Wheeler, Clerk of Council

Christopher W. Foster, President of Council

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.