



City of Hudson, Ohio

Meeting Agenda - Final 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, City Solicitor & Special Counsel
Aparna Wheeler, Clerk of Council

Tuesday, May 6, 2025

7:30 PM

Town Hall
27 East Main Street

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Minutes

- A. [25-0057](#) **Minutes of Previous Council Meetings**
Brief Description: Draft minutes of previous meetings are provided for City Council's review and approval.
Attachments: [April 15, 2025 Council Meeting Minutes - Draft](#)
[April 22, 2025 Council Workshop Minutes - Draft](#)

5. Proclamations

- A. [25-0058](#) **Special Recognition of Senator Kristina Roegner for Her Support of the City of Hudson**
Brief Description: Mayor Anzevino will recognize Sen. Roegner's efforts in securing funding for the Hines Hill Road Bridge Project and Inclusive Playground.
Attachments: [Sen. Kristina Roegner Proclamation](#)
- B. [25-0059](#) **Special Recognition of May as Bike Month**
Brief Description: Mayor Anzevino will proclaim the month of May as "Bike Month" in Hudson, as we promote greater public awareness of bicycle operation and safety education and support the League of American Bicyclists in promoting and celebrating bicycling during the month of May 2025.
Attachments: [Bike Month Proclamation May 2025](#)
- C. [25-0060](#) **Special Recognition of Public Service Recognition Week**
Brief Description: Mayor Anzevino will proclaim the week of May 4-10, 2025 as "Public Service Recognition Week" in Hudson.
Attachments: [Public Service Recognition Week 2025](#)

6. Public Hearings

- A. [25-28](#) **AN ORDINANCE AMENDING CHAPTER 1202.04(b)(3) OF THE LAND DEVELOPMENT CODE RELEVANT TO ARCHITECTURAL AND HISTORIC BOARD OF REVIEW ADVICE OF CONSULTANT**
Brief Description: The AHBR utilizes the services of a consultant on several cases a year within the historic district. Proposed amendment would allow the board to consider consultants firms recognized by the state historic preservation office in addition to licensed architects.

Attachments: [LDC Amendment 1204.03\(b\)\(3\)](#)
[OHPO Historic Preservation Consultant List](#)
[Signed PC Decision 25-201 - LDC amendment - AHBR Consultant](#)
[Ordinance No. 25-28](#)
[Draft Ordinance with PC Recommendation 4.7.25](#)

Legislative History

2/11/25	City Council	item forwarded to the City Council
2/18/25	City Council	first reading & referral to the Planning Commission
4/22/25	City Council Workshop	item forwarded to the City Council

- B. [25-43](#) **AN ORDINANCE AMENDING CHAPTERS 1205.04, 1205.06, 1205.07, 1205.11, AND 1206.01 OF THE LAND DEVELOPMENT CODE TO REMOVE TOWNHOMES FROM ALL ZONING DISTRICTS EXCEPT DISTRICT 5 VILLAGE CORE DISTRICT.**

Brief Description: Proposed amendment to the Land Development Code to limit townhomes as a allowable dwelling unit type to District 5 Village Core District.

Attachments: [Exhibit A: Townhomes Ordinance](#)

[Signed PC Decision 25-200 - LDC amendment - Townhome Text Amendment](#)

[Ordinance No. 25-43](#)

Legislative History

2/25/25	City Council Workshop	item forwarded to the City Council
3/4/25	City Council	first reading & referral to the Planning Commission
4/22/25	City Council Workshop	item forwarded to the City Council

7. **Public Comments**
8. **Correspondence and Council Comments**
9. **Report of Manager**
10. **Appointments**

City Council is accepting applications for the following boards:

- 1. Park Board (3 full term vacancies & 1 partial term vacancy)*
- 2. Architectural & Historic Board of Review (2 full term vacancies)*
- 3. Tree Commission (2 full term vacancies)*
- 4. Board of Zoning and Building Appeals (1 partial term vacancy)*

11. **Consent Agenda**

- A. [25-72](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH SECURITAS TECHNOLOGY CORPORATION FOR THE PURCHASE OF SECURITY AND INTERCOM SYSTEM UPGRADES; AND DECLARING AN EMERGENCY.**

Brief Description: A resolution authorizing the City Manager to enter into a contract with Securitas Technology Corporation and the expenditure of \$125,000. This is for the purchase of a replacement Security and Intercom System Upgrades.

Attachments: [Q516806-24 HUDSON POLICE DEPARTMENT - HUDSON OH - PLC Syntinel and Intercom System Upgradesv2 - Proposal](#)
[PD SECURITAS Memo 2025](#)

[Resolution No. 25-72](#)

Legislative History

- 4/22/25 City Council Workshop item forwarded to the City Council
- B. [25-73](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER A CONTRACT FOR THE PURCHASE OF ONE FLEET VEHICLE FOR POLICE OPERATIONS.**

Brief Description: This project involves the replacement of One (1) police fleet vehicle.

Attachments: [2025 PIU QUOTE](#)
 [77-0046-77 Accident Report](#)
 [Replacement Police Vehicle Memo 2025](#)
 [Resolution No. 25-73](#)

Legislative History

- 4/22/25 City Council Workshop item forwarded to the City Council
- C. [25-74](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO AND ENTER INTO AN AGREEMENT WITH THE NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORS) FOR FUNDING ASSISTANCE THROUGH THE NEORS COMMUNITY COST SHARE PROGRAM FOR DESIGN OF THE BRANDYWINE CREEK WATERSHED STUDY UPDATE.**

Brief Description: The Northeast Ohio Regional Sewer District's (NEORS) Community Cost Share Program provides funding to member communities, like the City of Hudson, for community specific stormwater management projects. These funds would be used to reimburse the City for the Brandywine Creek Watershed Study Update. The study will expand upon the existing hydraulic study within Brandywine Creek Watershed that was previously completed by NEORS in 2019 and focus on those parts of the storm water system not previously evaluated.

Attachments: [Exhibit Brandywine Creek Watershed Study Update](#)
 [Resolution No. 25-74](#)

Legislative History

- 4/22/25 City Council Workshop item forwarded to the City Council
- D. [25-75](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE TOWBRIDGE REAR YARD DRAINAGE PROJECT WITH THE LOWEST AND BEST BIDDER.**

Brief Description: This project involves the re-establishing of the drainage ditch to alleviate flooding to the property at 5253 Towbridge Drive.

Attachments: [Exhibit Towbridge Dr Drainage Improvements](#)
 [Resolution No. 25-75](#)

Legislative History

4/22/25 City Council Workshop item forwarded to the City Council

E. [25-76](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER TO THE CONTRACT WITH THOMPSON ELECTRIC INC. FOR CONSTRUCTION SERVICES FOR THE EASTSIDE SUBSTATION TRANSFORMER REPLACEMENT PROJECT; AND DECLARING AN EMERGENCY.

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

Attachments: [Eastside Substation Bus Duct Change Order](#)
[Resolution No. 25-76](#)

Legislative History

4/22/25 City Council Workshop item forwarded to the City Council

F. [25-77](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ONE FLEET VEHICLE FOR PUBLIC WORKS OPERATIONS.

Brief Description: This project involves the replacement of One (1) Public Works fleet vehicle in the Hudson Public Power operational area.

Attachments: [Resolution No. 25-77](#)

Legislative History

4/22/25 City Council Workshop item forwarded to the City Council

G. [25-78](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ONE FLEET VEHICLE FOR PUBLIC WORKS OPERATIONS.

Brief Description: This project involves the replacement of One (1) Public Works fleet vehicle in the Service operational area.

Attachments: [Resolution No. 25-78](#)

Legislative History

4/22/25 City Council Workshop item forwarded to the City Council

H. [25-79](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE COMMUNITY REINVESTMENT AREA AGREEMENT WITH MANNESCHI & BENEDETTI, LLC AND CEIA USA, LTD TO INCORPORATE THE HEADQUARTERS EXPANSION INTO THE ABATED PARCEL; AND DECLARING AN EMERGENCY.**

Brief Description: This Resolution will authorize the second amendment to the Community Reinvestment Area Agreement with Manneschi & Benedetti, LLC and CEIA USA, Ltd. for the headquarters building at 6336 Hudson Crossing Parkway, Hudson, Ohio 44236 to incorporate the proposed building expansion to be added to the abated parcel.

Attachments: [CEIA Second Amendment Staff Report April 2025](#)
[CEIA CRA Agreement - Signed 2019-08-06](#)
[CEIA Term Amendment 2021-112](#)
[Tax Sharing Agreement CEIA SIGNED](#)
[2019-550 CEIA Building Plans](#)
[CEIA Expansion Cales Summary for Council 4.25](#)
[Resolution No. 25-79](#)

Legislative History

4/22/25 City Council Workshop item forwarded to the City Council

12. Legislation**A. [25-21](#)****AN ORDINANCE CODIFYING THE ORDER AND RULES OF A PUBLIC HEARING.**

Brief Description: The Codified Ordinances of the City of Hudson make reference to, but do not define “Public Hearing.” This ordinance establishes an order of business and reasonable limitations on discussion for all public hearings before any official City body, whether it be City Council or any other board, committee or commission.

Attachments: [Ordinance No. 25-21 - Planning Commission Report and Recommendations](#)
[Ordinance No. 25-21 \(as introduced\)](#)
[Ordinance No. 25-21 Exhibit A \(4-22-25\)](#)

*Third Reading***Legislative History**

1/28/25	City Council Workshop	item forwarded to the City Council
2/4/25	City Council	first reading & referral to the Planning Commission
4/8/25	City Council	item forwarded to the City Council
4/15/25	City Council	second reading
4/22/25	City Council Workshop	item forwarded to the City Council

B. [25-28](#)**AN ORDINANCE AMENDING CHAPTER 1202.04(b)(3) OF THE LAND DEVELOPMENT CODE RELEVANT TO ARCHITECTURAL AND HISTORIC BOARD OF REVIEW ADVICE OF CONSULTANT**

Brief Description: The AHBR utilizes the services of a consultant on several cases a year within the historic district. Proposed amendment would allow the board to consider consultants firms recognized by the state historic preservation office in addition to licensed architects.

Attachments: [LDC Amendment 1204.03\(b\)\(3\)](#)
 [OHPO Historic Preservation Consultant List](#)
 [Signed PC Decision 25-201 - LDC amendment - AHBR Consultant](#)
 [Ordinance No. 25-28](#)
 [Draft Ordinance with PC Recommendation 4.7.25](#)

*Second Reading***Legislative History**

2/11/25	City Council	item forwarded to the City Council
2/18/25	City Council	first reading & referral to the Planning Commission
4/22/25	City Council Workshop	item forwarded to the City Council

C. [25-43](#)**AN ORDINANCE AMENDING CHAPTERS 1205.04, 1205.06, 1205.07, 1205.11, AND 1206.01 OF THE LAND DEVELOPMENT CODE TO REMOVE TOWNHOMES FROM ALL ZONING DISTRICTS EXCEPT DISTRICT 5 VILLAGE CORE DISTRICT.**

Brief Description: Proposed amendment to the Land Development Code to limit townhomes as a allowable dwelling unit type to District 5 Village Core District.

Attachments: [Exhibit A: Townhomes Ordinance](#)
 [Signed PC Decision 25-200 - LDC amendment - Townhome Text Amendment](#)
 [Ordinance No. 25-43](#)

*Second Reading***Legislative History**

2/25/25	City Council Workshop	item forwarded to the City Council
3/4/25	City Council	first reading & referral to the Planning Commission
4/22/25	City Council Workshop	item forwarded to the City Council

- D. [25-65](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. SECTION 929.02 FOR JOANN POULTON, 5457 STOW ROAD, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

Brief Description: Joann Poulton has submitted a renewal Application for Placement of Farmland in an Agricultural District for an alpaca farm operation on 14.37 acre parcel at 5457 Stow Road in Hudson.

Attachments: [Application - 5457 Stow Rd](#)
 [5457 Stow Road CD Inspection 3.10.25](#)
 [Map of 5457 Stow Road](#)
 [Resolution No. 25-65](#)

Third Reading

Legislative History

3/18/25	City Council	item forwarded to the City Council
4/8/25	City Council	public hearing held
4/8/25	City Council	first reading
4/8/25	City Council	item forwarded to the City Council
4/15/25	City Council	second reading
4/22/25	City Council Workshop	item forwarded to the City Council

- E. [25-69](#) **A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL TO CONTINUE COMMUNITY REINVESTMENT AREA AGREEMENTS AND JOB CREATION GRANT PROGRAM AGREEMENTS WITH THE CITY OF HUDSON, COUNTY OF SUMMIT.**

Brief Description: The City has established a Tax Incentive Review Council (TIRC) to periodically review each existing Community Reinvestment Area (CRA) and Job Creation Grant Agreement for compliance and to make recommendations to continue, modify or terminate each of the agreements. The duly appointed TIRC met on March 14, 2025, reviewed each CRA and Job Creation Grant Agreement and made certain recommendations to City Council.

Attachments: [TIRC Minutes 3.14.2025](#)
 [Resolution No. 25-69](#)

Second Reading

Legislative History

4/8/25	City Council	item forwarded to the City Council
4/15/25	City Council	first reading
4/22/25	City Council Workshop	item forwarded to the City Council

13. Executive Session

To discuss details of security arrangements because disclosure could be expected to jeopardize the security of the public body or public office, to consider an application for economic development assistance, and to discuss litigation involving the City.

14. Adjournment

To view staff reports for agenda items, click on the corresponding file numbers (blue underlined links) next to the titles.

* * * * *

The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.