



# City of Hudson, Ohio

## Meeting Minutes - 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*

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Tuesday, May 6, 2025

7:30 PM

Town Hall  
27 East Main Street

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### 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:** 5 - Dr. Bird, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

**Absent:** 2 - Mr. Banweg and Mr. Foster

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

### 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](#)

A motion was made by Dr. Bird, seconded by Dr. Goetz, that the minutes be approved as submitted. The motion carried by the following vote:

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

## 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](#)

*Mr. Sutton read comments on behalf of Council President Foster. Other Councilmembers and Mr. Sheridan acknowledged Sen. Roegner and the impact these grant funds will have on the City.*

*Senator Roegner was in attendance to accept the proclamation and made comments.*

**Mayor Anzevino read the proclamation in its entirety.**

- 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](#)

*Mr. Alex Salimian, Vice-Chair of the Environmental Awareness Committee, accepted the proclamation and made comments.*

**Mayor Anzevino read the proclamation in its entirety.**

- 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](#)

*Councilmembers, the Mayor, and Mr. Sheridan made comments and Mr. Griffith accepted the proclamation.*

**Mayor Anzevino read the proclamation in its entirety.**

## 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](#)

*Mayor Anzevino opened the public hearing for Ordinance No. 25-28 at 7:50 p.m. There being no comments, Mayor Anzevino closed the public hearing at 7:51 p.m.*

**A public hearing was held for Ordinance No. 25-28.**

- 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](#)

*Mayor Anzevino opened the public hearing on Ordinance No. 25-43 at 7:51 p.m. There being no comments, Mayor Anzevino closed the public hearing at 7:52 p.m.*

**A public hearing was held for Ordinance No. 25-43.**

## **7.     Public Comments**

*Ms. Megan Higgins, 6387 Forest Edge Dr., thanked Sen. Roegner for all her help with the inclusive playground.*

*Mr. Ron Brubaker, 7593 Partridge Meadows Dr. E., representing TASCforce, has been working with the Community Development Department for the Hudson Community Bike Ride event on May 31st.*

*Mr. Anthony Ravida, 1746 Edgar Dr., alleged wrongdoings by City staff and the Council President.*

**A motion was made by Mr. Sutton to move to the regular order of business. The motion failed for lack of second.**

## **8.     Correspondence and Council Comments**

*Mrs. Kowalski thanked everyone who attended the April 30th open forum and requested that the Mayor not infringe on First Amendment rights at the podium.*

## **9.     Report of Manager**

*Mr. Sheridan stated that the Clocktower has been repaired and the Fire/EMS Subcommittee will reconvene to discuss funding of the hybrid model.*

**10. Appointments**

*None.*

**11. Suspension of the Rules for the Consent Agenda**

A motion was made by Mrs. Heater, seconded by Mr. Sutton, to suspend the rule requiring three readings for the Consent Agenda. The motion carried by the following vote:

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

**Approval of the Consent Agenda**

A motion was made by Mrs. Heater, seconded by Dr. Bird, to approve the Consent Agenda. The motion carried by the following vote:

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

- 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](#)

Resolution No. 25-72 was approved on the Consent Agenda.

- 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](#)

Resolution No. 25-73 was approved on the Consent Agenda.

- 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](#)

Resolution No. 25-74 was approved on the Consent Agenda.

- 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](#)

Resolution No. 25-75 was approved on the Consent Agenda.

- 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](#)

Resolution No. 25-76 was approved on the Consent Agenda.

- 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](#)

Resolution No. 25-77 was approved on the Consent Agenda.

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](#)

Resolution No. 25-78 was approved on the Consent Agenda.

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 Calcs Summary for Council 4.25](#)  
[Resolution No. 25-79](#)

Resolution No. 25-79 was approved on the Consent Agenda.

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 \(4-22-25\)](#)

**Mayor Anzevino read the title of Ordinance No. 25-21, which constituted its third reading.**

*Mr. Sutton stated that he wanted to confirm the changes in Exhibit A with the Chair of the Planning Commission but was not able to due to a schedule conflict.*

**A motion was made by Mr. Sutton, seconded by Dr. Bird, to pass Ordinance No. 25-21 as amended and substituted with Exhibit A dated April 22, 2025.**

**A motion was made by Mr. Sutton, seconded by Mrs. Heater, to postpone to a date certain of May 20, 2025. The motion carried by the following vote:**

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

- 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](#)

**Mayor Anzevino read the title of Ordinance No. 25-28, which constituted its second reading.**

- 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](#)

**Mayor Anzevino read the title of Ordinance No. 25-43, which constituted its second reading.**

- 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](#)

A motion was made by Mr. Sutton, seconded by Mrs. Heater, that Resolution No. 25-65 be adopted on third reading. The motion carried by the following vote:

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

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](#)

Mayor Anzevino read the title of Resolution No. 25-69, which constituted its second reading.

**13.     Executive Session**

A motion was made by Mr. Sutton, seconded by Dr. Bird, to enter into executive session to discuss pending litigation and an application for economic development assistance. Invited to executive session were all members of Council, the Mayor, the City Solicitor, the City Manager, the Economic Development Manager, the Community Development Director, and Assistant City Managers. The motion carried by the following roll call vote:

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

*Mayor Anzevino recessed the regular Council meeting to enter executive session at 8:20 p.m. He reconvened the regular meeting at 9:01 p.m.*



**14. Adjournment**

There being no further business, Mayor Anzevino adjourned the regular meeting at 9:01 p.m.

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**Jeffrey L. Anzevino, Mayor**

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**Aparna Wheeler, 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.*