



# City of Hudson, Ohio

## Meeting Agenda - Final City Council Workshop

*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, October 14, 2025

7:30 PM

Town Hall  
27 East Main Street

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1. **Call to Order**
2. **Correspondence and Council Comments**
3. **Discussion Items**
  - A. [25-0119](#) **Fire and EMS Follow-Up Discussion**  
**Brief Description:** This is a follow-up discussion after the implementation of the new hybrid staffing model.
  - B. [25-0120](#) **A Discussion of a Potential Battery Energy Storage Solution (BESS) Project for the City's Municipal Electric System.**  
**Brief Description:** Staff will present information regarding a potential BESS exclusively for the City's municipal electric system. The system would be constructed, owned, and operated by a private company and be constructed on the property north of the HPP Eastside Substation on Stow Rd.
  - C. [25-0121](#) **Capital Plan Review - 2026-2030 Five-Year Plan**  
**Brief Description:** Staff will present 2026-2030 Five Year Plan Capital for all funds.  
**Attachments:** [2026 - 2030 Five Year Capital Summary](#)  
[2026 - 2030 Five Year Plan - Original Draft 10-14-2025](#)

**4. Proposed Consent Agenda for October 21, 2025, Council Meeting**

- A. [TMP-8276](#) **A Motion to Acknowledge the Timely Receipt of the September 2025 Monthly Financial Report**  
**Brief Description:** Financial summaries are provided each month for Council's review.  
**Attachments:** [September 2025 Financial Report](#)
- B. [TMP-8270](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH THE TRANSFER OF VACANT LAND THROUGH THE SIDE LOT AND VACANT LAND TRANSFER PROGRAM OF THE SUMMIT COUNTY LAND BANK, AN OHIO NONPROFIT COMMUNITY IMPROVEMENT CORPORATION.**  
**Brief Description:** Summit County Land Bank offers a Side Lot and Vacant Land Transfer Program. The intent of the program is to reclaim, rehabilitate and reutilize vacant, abandoned, tax-foreclosed, or other real property in Summit County.  
**Attachments:** [Boston Park vacant parcel transfer map - 10.1.25](#)  
[SCLB transfer notification 9.29.25](#)  
[Draft Resolution](#)
- C. [TMP-8272](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EMERGENCY AGREEMENT WITH MAGNETECH INDUSTRIAL SERVICES, INC. FOR THE REPAIR OF A 12.47 KV TRANSFORMER AT THE CITY'S SOUTH MAIN ST SUBSTATION; AND DECLARING AN EMERGENCY.**  
**Brief Description:** On August 13th, the City of Hudson experienced a significant lightning storm in the vicinity of the South Main Street Substation, resulting in damage to one of the substation transformers. Magnetech Industrial Services was engaged to perform the removal, disassembly, and evaluation of the affected transformer.  
**Attachments:** [M211310 Hudson Public Power 10 MVA Rewind Assembly Testing Delivery and Installation \(002\)](#)  
[Draft Resolution](#)

**5. Proposed Legislation for October 21, 2025, Council Meeting****A. [25-144](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO RECORD PROTECTIVE COVENANTS FOR THE CITY-OWNED PARCEL AT 996 HINES HILL ROAD.**

**Brief Description:** The Community Development Department is pursuing JobsOhio's SiteOhio program for 996 Hines Hill Road with the goal of generating more high-quality leads for the acreage. One of the requirements for a site to become authenticated in the program is to record protective covenants.

**Attachments:** [Council Memo - 996 Hines Hill Road Protective Covenants](#)  
[996 Hines Hill Road Protective Covenants Draft](#)  
[996 Hines Hill Road Protective Covenants Draft 10.3 - Tracked Changes from JobsOhio](#)  
[996 Hines Hill Road Protective Covenants Draft 10.3 - JobsOhio Approved](#)  
[Resolution No. 25-144](#)

*Resolution No. 25-144 is scheduled for a third reading on October 21, 2025.*

**Legislative History**

9/9/25	City Council Workshop	item forwarded to the City Council
9/16/25	City Council	first reading
9/23/25	City Council	item forwarded to the City Council
10/7/25	City Council	second reading

**B. [25-145](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADOPT THE SITE NAME "HUDSON INNOVATION PARK" AND DEVELOP SITE BRANDING FOR THE CITY-OWNED PARCEL AT 996 HINES HILL ROAD.**

**Brief Description:** The Community Development Department is pursuing JobsOhio's SiteOhio program authentication for 996 Hines Hill Road with the goal of generating more high-quality leads for the acreage. One of the recommendations for authentication is to develop a site name and branding.

**Attachments:** [Council Memo - 996 Hines Hill Road Branding](#)  
[Resolution No. 25-145](#)

*Resolution No. 25-145 is scheduled for a third reading on October 21, 2025.*

**Legislative History**

9/9/25	City Council Workshop	item forwarded to the City Council
9/16/25	City Council	first reading
9/23/25	City Council	item forwarded to the City Council
10/7/25	City Council	second reading

- C. [25-147](#)      **A RESOLUTION DECLARING IT NECESSARY TO RENEW AN EXISTING 2.9 MILL TAX LEVY AND INCREASE IT BY 0.6 MILL, FOR A TOTAL OF 3.5 MILLS IN EXCESS OF THE TEN-MILL LIMITATION, FOR THE PURPOSE OF SUPPORTING THE FREE PUBLIC LIBRARY OF THE HUDSON LIBRARY AND HISTORICAL SOCIETY, AND REQUESTING THE SUMMIT COUNTY FISCAL OFFICER TO CERTIFY THE TOTAL CURRENT TAX VALUATION OF THE CITY AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY THAT LEVY; AND DECLARING AN EMERGENCY.**

**Brief Description:** This resolution is a declaration of necessity that will allow the Library levy to be placed on the May 5, 2026 ballot.

**Attachments:**    [Resolution No. 25-147](#)

[Resolution No. 25-147 \(revised for 10-7-25\)](#)

*Resolution No. 25-147 is scheduled for a third reading on October 21, 2025.*

**Legislative History**

9/9/25	City Council Workshop	discussed
9/9/25	City Council Workshop	item forwarded to the City Council
9/16/25	City Council	first reading
9/23/25	City Council	item forwarded to the City Council
10/7/25	City Council	second reading

- D. [25-157](#)      **AN ORDINANCE ESTABLISHING A RULE TO ALLOW THE EFFICIENT POSTPONEMENT OF A LEGISLATIVE ITEM; AND DECLARING AN EMERGENCY.**

**Brief Description:** City Council seeks to streamline and clarify its parliamentary process for postponing items to a date certain.

**Attachments:**    [Ordinance No. 25-157](#)

*Ordinance No. 25-157 is scheduled for a second reading on October 21, 2025.*

**Legislative History**

9/23/25	City Council	item forwarded to the City Council
10/7/25	City Council	first reading

- E. [TMP-8271](#)      **AN ORDINANCE AMENDING SECTION 410.01, SCHEDULE I, “EXISTING POSTED SPEED LIMITS,” OF THE TRAFFIC CODE TO LOWER THE SPEED LIMIT FROM 45 MILES PER HOUR TO 35 MILES PER HOUR ON HINES HILL ROAD BETWEEN THE WESTERN CORPORATION LINE TO PROSPECT STREET; AND DECLARING AN EMERGENCY.**

**Brief Description:** During the preliminary design of the Hines Hill Road Bridge project, it was determined that the speed limit along Hines Hill Road from the western corporation line to Prospect Street should be lowered from 45 mph to 35 mph.

**Attachments:**    [Draft Ordinance](#)

*This Ordinance is scheduled for a first reading on October 21, 2025.*

F. [TMP-8252](#)     **A RESOLUTION ADOPTING IN CONCEPT THE CITY OF HUDSON FIVE-YEAR PLAN 2026-2030.**

**Brief Description:** This resolution adopts in concept the City's Five-Year Plan.

**Attachments:**     [Council Memo - Five Year Plan Highlights 2026- 2030](#)  
[Exhibit A: 2026 - 2030 Five Year Plan - Original Draft 10-14-2025](#)  
[Schedule for 2026 - 2030 Five Yr Plan & Budget - 1-1-2025](#)  
[Draft Resolution](#)

*This Ordinance is scheduled for a first reading on October 21, 2025.*

G. [TMP-8254](#)     **AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON, COUNTY OF SUMMIT, STATE OF OHIO, DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026**

**Brief Description:** This Ordinance establishes the City's budget for 2026.

**Attachments:**     [Draft Ordinance](#)

*This Ordinance is scheduled for a first reading on October 21, 2025.*

H. [TMP-8247](#)     **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SETTLEMENT AGREEMENT WITH BEAVER EXCAVATING REGARDING THE USE OF PARCEL 3009781 AS A TEMPORARY CONSTRUCTION YARD.**

**Brief Description:** Beaver Excavating is stating a need to utilize the current construction yard until July 5, 2026, the end date of the lease agreement. Since the City purchased the property while the lease from the previous owner was still in effect, the Solicitors office recommends a settlement agreement to allow the use of the property under the expired permit until the lease expiration and to require liquidated damages to ensure they vacate per the lease expiration in July and that the site be properly restored.

**Attachments:**     [Stow Rd Executed Property Agreement](#)  
[Stow Rd Property Permit Extension Request #3 July 2025](#)  
[Draft Resolution](#)

*This Resolution is scheduled for a first reading on October 21, 2025.*

I. [TMP-8248](#)     **AN ORDINANCE AMENDING APPENDIX A OF THE LAND DEVELOPMENT CODE RELEVANT TO SUBMITTAL REQUIREMENTS.**

**Brief Description:** Proposed amendment to the Land Development Code regarding the submittal requirements of Appendix A

**Attachments:**     [PC Recommendation Submittal Requirements](#)  
[Exhibit A: Redline Changes to Council](#)  
[Draft Ordinance](#)

*This Ordinance is scheduled for a first reading and referral to Planning Commission on October 21, 2025.*

- J. [TMP-8275](#) **AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE REGARDING THE TRANSFER OF LAND WHERE A CONDITIONAL USE PERMIT HAS BEEN RECENTLY ISSUED.**

**Brief Description:** This ordinance will amend the Land Development Code to reasonably and temporarily limit the transfer (sale) of land where a conditional use permit has recently been issued.

**Attachments:** [Draft Ordinance](#)

*This Ordinance is scheduled for a first reading and referral to Planning Commission on October 21, 2025.*

- K. [TMP-8278](#) **A RESOLUTION AUTHORIZING THE CITY COUNCIL PRESIDENT TO ENTER INTO A RETROACTIVE AMENDMENT TO THE CITY MANAGER EMPLOYMENT CONTRACT WITH THOMAS J. SHERIDAN; AND DECLARING AN EMERGENCY.**

**Brief Description:** City Council will take action pertaining to City Manager Thomas Sheridan's Employment Agreement and his annual review.

**Attachments:** [Exhibit A: Sheridan Employment Contract Amendment - 2025](#)  
[Draft Resolution](#)

*This Ordinance is scheduled for a first reading on October 21, 2025.*

- L. [TMP-8279](#) **A RESOLUTION AUTHORIZING THE INSTALLATION OF A COMMEMORATIVE PLAQUE FOR PRESIDENT-ELECT ABRAHAM LINCOLN'S TRAIN STOP ON FEBRUARY 15, 1861, ON THE SITE OF THE FORMER HUDSON RAILROAD DEPOT.**

**Brief Description:** The City Administration discussed in August 2025 this commemorative plaque that was erected several years ago near the site of the former Hudson train depot commemorating President-Elect Abraham Lincoln's stop in Hudson on February 15, 1861 on his route to Washington D.C. for his first inauguration.

**Attachments:** [Abraham Lincoln Plaque](#)  
[Existing Site Location Map](#)  
[Historical Map](#)  
[Draft Resolution](#)

*This Resolution is scheduled for a first reading on October 21, 2025.*

## 6. **Items to be Added to Future Agendas**

*A proclamation for "Take A Second, Make a Difference" will appear on the October 21, 2025, Council agenda.*

## 7. **Adjournment**

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

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*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.*