



City of Hudson, Ohio

Meeting Agenda - Final City Council Workshop

Jeffrey L. Anzevino, Mayor
Michael W. Bird, President of Council (Ward 4)
Kyle Brezovec, Council Member (At-Large)
Samantha D'Eramo, Council Member (At-Large)
Patricia L. Goetz, Council Member (Ward 1)
Skylar J. Sutton, Council Member (Ward 3)
Amanda Weinstein, Council Member (At-Large)
Dan White, Council Member (Ward 2)

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

Tuesday, May 26, 2026

7:30 PM

Town Hall
27 East Main Street

1. **Call to Order**

2. **Correspondence and Council Comments**

3. **Discussion Items**

- A. [26-0041](#) **Tinkers Creek Watershed Study - Model and Final Draft Report**
Brief Description: Staff and the City's consultant, ms consultants, will present the Tinkers Creek Watershed Study development, findings and recommendations.

Attachments: [Tinkers Creek Watershed Study Council 5-26-26](#)

[Figures 4.5 - 4.6](#)

[Tinkers Creek Study Area](#)

[Website Comments](#)

[Email Comments](#)

- B. [26-0042](#) **An Update on an Opt-In Natural Gas Program and Discussion Regarding Options to Move to an Opt-Out Program.**
Brief Description: Following our review and discussion with the City's energy broker regarding available options for an opt-in natural gas program-and given the lack of any viable alternatives-staff would like to discuss additional options with Council.

Attachments: [Ordinance-Ballot-Gas-Hudson May26](#)

C. [TMP-8672](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AMERICAN MUNICIPAL POWER TO PARTICIPATE IN A COMMUNITY ENERGY SAVINGS SMART THERMOSTAT PROGRAM**

Brief Description: This project involves participation in the Community Energy Savings Smart Thermostat Program; Hudson Public Power customers volunteer to participate in this energy savings effort by enrolling in a program that strategically alters temperature control settings during peak demand conditions.

Attachments: [CES Smart Thermostat Program Overview for Hudson Council May 26 ch](#)
[Draft Resolution](#)

D. [26-0043](#) **Clinton Crossing Project Discussion**

Brief Description: City staff will provide an update discussion on the Clinton Crossing project including the upcoming Community Engagement to be led by our consultant RDL Architects

Attachments: [Memo - Clinton Crossing Update - 5.26.26 Mtg](#)
[Engagement Schedule 2026](#)

E. [26-0044](#) **Hudson Innovation Park Overview**

Brief Description: City Council requested an overview of the economic development site at 996 Hines Hill Road, now called Hudson Innovation Park. Included as attachments for this discussion are attachments from previous discussion topics. Staff intend to provide a narrative overview and address any questions.

Attachments: [Council Memo - Workshop 05.26.2026](#)
[996 Hines Hill Road Site History](#)
[Council Memo - JobsOhio Site Authentication Mar 2025](#)
[Hudson Innovation Park Conceptual Building Plan](#)

F. [26-78](#) AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS

Brief Description: Following a discussion with City Council an ordinance to incorporate amendments to the short term rental policy and allowances currently regulated within Chapter 876 of the codified Ordinances.

- Attachments:** [City Council Memo Short Term Rentals and Maps 5.26..26](#)
[City Council memo short term rentals 5.5.26](#)
[City Council memo short term rentals 4.3.26](#)
[Exhibit A: Draft 876 redline amendment 4.3.26](#)
[City Council memo short term rentals 2.25.26](#)
[Chapter 876](#)
[Short-Term Rental Locations - 2026 Map](#)
[STR Comparison Chart of Peer Communities](#)
[Ordinance No. 26-78](#)

Legislative History

3/10/26	City Council Workshop	discussed
3/10/26	City Council Workshop	item forwarded to the City Council Workshop
4/28/26	City Council Workshop	discussed
4/28/26	City Council Workshop	item forwarded to the City Council
5/5/26	City Council	first reading
5/12/26	City Council Workshop	discussed
5/12/26	City Council Workshop	item forwarded to the City Council
5/19/26	City Council	second reading

G. [26-0045](#) City Council Discussion and Update on Velocity Broadband and the Fiber to the Home Expansion Project.

Brief Description: Staff is prepared to provide City Council with an annual update on the progress of the Fiber to the Home expansion Project, including a general overview, metrics, and what to expect over the next 8-12 months.

4. Proposed Consent Agenda for June 2, 2026, Council Meeting

A. [TMP-8692](#) A Motion to Concur with the City Manager’s Appointment of Marshal M. Pitchford as the Acting City Solicitor and Special Counsel.

Brief Description: This motion seeks the concurrence of Council for the appointment of Marshal Pitchford as Acting City Solicitor and Special Counsel as well as DiCaudo, Pitchford & Yoder, LLC as Special Counsel.

- B. [TMP-8662](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR FIBER CONSTRUCTION MATERIAL AND PROCUREMENT SERVICES FOR THE FIBER TO THE HOME SECOND YEAR BUILD-OUT PROJECT WITH THE LOWEST AND BEST BIDDER; AND DECLARING AN EMERGENCY**
Brief Description: This request will allow staff to bid and enter into contract for the procurement of fiber and related material for use in the construction of the fiber to the home (FttH) network over the next year.
Attachments: [Draft Resolution](#)
- C. [TMP-8660](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED CONTRACT WITH ZAYO FOR DEDICATED INTERNET SERVICE AND INCREASING BANDWIDTH.**
Brief Description: This request will enable Velocity Broadband to amend and renew its contract with Zayo (formally Crown Castle Fiber) for a three year term while also increasing the allotted bandwidth to 10Gbps which will match our other upstream circuits.
Attachments: [SOF - City of Hudson Renewal & Upgrade to 10 Gig - PRO146367](#)
[Draft Resolution](#)
- D. [TMP-8663](#) A RESOLUTION AMENDING RESOLUTION 25-183 AND AUTHORIZING THE CITY MANAGER TO PURCHASE EQUIPMENT, MATERIALS, SUPPLIES, AND SERVICES FOR THE CITY'S VELOCITY BROADBAND OPERATIONS DURING THE YEAR 2026; AND DECLARING AN EMERGENCY.**
Brief Description: This resolution requests permission allowing staff to make purchases of equipment, materials, supplies, and services in the operations area of Velocity Broadband that will not exceed a new limit of \$300,000.
Attachments: [Draft Resolution](#)
- E. [TMP-8668](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH CHAGRIN VALLEY ENGINEERING, LTD. FOR THE DESIGN OF THE DARROW ROAD PARK STORM WATER MANAGEMENT POND, PHASE 1.**
Brief Description: This project includes the design of a new storm water management pond inside Darrow Park to help alleviate flood flows to downstream properties off Tamarisk and Lascala Drive at a cost not to exceed \$135,857.70, which includes a 10% contingency.
Attachments: [Darrow Park Location Map](#)
[Draft Resolution](#)

- F. [TMP-8669](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED AGREEMENT WITH THE OHIO RAIL DEVELOPMENT COMMISSION FOR THE HINES HILL ROAD GRADE SEPARATION PROJECT THROUGH THE OHIO GRADE CROSSING ELIMINATION PROGRAM.**
Brief Description: The City was originally awarded a grant from the Ohio Rail Development Commission (ORDC) in the amount of \$2,886,174. ORDC has recently awarded the City additional contingency funds bringing the total grant amount to \$4,290,000.
Attachments: [Funding Breakdown](#)
[Hudson - Res Auth Amend Grant Agree with ORDC for the Hines Hill Rd Grade Separation Project](#)
- G. [TMP-8678](#) **A RESOLUTION AMENDING RESOLUTION NO. 26-8 TO INCREASE FUNDING FOR THE FRANKLIN STREET WATERLINE PROJECT; AND DECLARING AN EMERGENCY.**
Brief Description: Work will include the replacement of the waterline along Franklin Street between Aurora Street and the Middle school. Staff is requesting an increase in funding in the amount of \$17,051.00.
Attachments: [Bid Tabulation - Franklin Street Waterline 2026.05.19](#)
[Draft Resolution](#)
- H. [TMP-8664](#) **A RESOLUTION AFFIRMING ACCEPTANCE BY THE CITY MANAGER OF THE GREATEST AMERICAN CLEANUP GRANT BY KEEP AMERICA BEAUTIFUL.**
Brief Description: The City Manager has accepted a Keep America Beautiful Grant in the amount of \$5,000 to fund plantings to complete a recommended area of beds within downtown Hudson. The grant does not require a match.
Attachments: [Grant Contract - Signed](#)
[Garden Bed Proposal](#)
[Downtown Beautification Map](#)
[Draft Resolution](#)
- I. [TMP-8672](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AMERICAN MUNICIPAL POWER TO PARTICIPATE IN A COMMUNITY ENERGY SAVINGS SMART THERMOSTAT PROGRAM**
Brief Description: This project involves participation in the Community Energy Savings Smart Thermostat Program; Hudson Public Power customers volunteer to participate in this energy savings effort by enrolling in a program that strategically alters temperature control settings during peak demand conditions.
Attachments: [CES Smart Thermostat Program Overview for Hudson Council May 26 ch](#)
[Draft Resolution](#)

5. Proposed Legislation for June 2, 2026, Council Meeting

A. [26-78](#) AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS

Brief Description: Following a discussion with City Council an ordinance to incorporate amendments to the short term rental policy and allowances currently regulated within Chapter 876 of the codified Ordinances.

Attachments: [City Council Memo Short Term Rentals and Maps 5.26.26](#)

[City Council memo short term rentals 5.5.26](#)

[City Council memo short term rentals 4.3.26](#)

[Exhibit A: Draft 876 redline amendment 4.3.26](#)

[City Council memo short term rentals 2.25.26](#)

[Chapter 876](#)

[Short-Term Rental Locations - 2026 Map](#)

[STR Comparison Chart of Peer Communities](#)

[Ordinance No. 26-78](#)

Ordinance No. 26-78 is scheduled for a third reading on June 2, 2026.

Legislative History

3/10/26	City Council Workshop	discussed
3/10/26	City Council Workshop	item forwarded to the City Council Workshop
4/28/26	City Council Workshop	discussed
4/28/26	City Council Workshop	item forwarded to the City Council
5/5/26	City Council	first reading
5/12/26	City Council Workshop	discussed
5/12/26	City Council Workshop	item forwarded to the City Council
5/19/26	City Council	second reading

B. [26-79](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HUDSON COMMUNITY FOUNDATION REGARDING A SENIOR TRANSPORTATION PROGRAM AND ACCEPTING A DONATION FOR A PASSENGER VAN.

Brief Description: This initiative arose in 2025 when the Hudson Senior Network Foundation (HSN) and Hudson Community Foundation (HCF) raised funds for a Senior project. The Senior Transportation Program was recognized as a need in the community. The HSN began researching a program in an adjacent community that provides a similar service and they along with HCF began collecting donations. To date, the groups have raised the needed costs for a passenger van (estimated State Bid Cost \$58,000) and are asking the City to accept the donation to purchase the van and provide a senior transportation program to Hudson residents over the age of 65 years of age.

- Attachments:** [SCAT Information on service 5-1-26](#)
[SCAT_Memo - Reviews 5-1-26](#)
[Senior Van Costs](#)
[Guidelines_City of Hudson Senior Transportation Program - DRAFT 04-22-2026](#)
[Application_City of Hudson Senior Transportation Program - DRAFT](#)
[Waiver & Release of Liability_City of Hudson Senior Transportation Program](#)
[Six Mile Radius Map](#)
[HSN Van Survey Results](#)
[Resolution No. 26-79](#)

Resolution No. 26-79 is scheduled for a third reading on June 2, 2026.

Legislative History

4/28/26	City Council Workshop	discussed
4/28/26	City Council Workshop	item forwarded to the City Council
5/5/26	City Council	first reading
5/12/26	City Council Workshop	item forwarded to the City Council
5/19/26	City Council	second reading

C. [26-85](#) AN ORDINANCE AMENDING SECTION 206.07 OF THE CODIFIED ORDINANCES FOR THE PURPOSE OF UPDATING SPECIFIC INFORMATION.

Brief Description: The Codified Ordinances’ Council meeting notification provision is outdated and must be updated.

- Attachments:** [Ordinance No. 26-85](#)

Ordinance No. 26-85 is scheduled for a second reading on June 2, 2026.

Legislative History

5/12/26	City Council Workshop	item forwarded to the City Council
5/19/26	City Council	first reading

D. [26-86](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE INSTALLATION OF HYDRANTS ALONG MIDDLETON ROAD AND STOW ROAD.

Brief Description: This project includes the installation of 14 fire hydrants on the City of Akron watermain along Middleton Road and Stow Road.

Attachments: [Hydrant Location Map](#)
[Resolution No. 26-86](#)

Resolution No. 26-86 is scheduled for a second reading on June 2, 2026.

Legislative History

5/12/26	City Council Workshop	item forwarded to the City Council
5/19/26	City Council	first reading

E. [TMP-8691](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER A LEASE AGREEMENT WITH NORTHSTAR TOWERS II, LLC.

Brief Description: Consideration of a long term lease agreement between the City of Hudson and Northstar Towers II, LLC for the lease of City-owned property for the construction, installation, and operation of a telecommunications (cell) tower and related communications equipment to benefit the southern portion of the City.

Attachments: [Cell phone tower location](#)
[Draft Resolution](#)

This Resolution is scheduled for a first reading on June 2, 2026.

6. Items to be Added to Future Agendas

*The following Proclamation will appear on the June 2, 2026, Council meeting agenda:
 - Hudson Days - June 13th*

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.