



City of Hudson, Ohio

Meeting Minutes - Draft

City Council

David A. Basil, Mayor

Hamilton DeSaussure, Jr., President of Council (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Dennis N. Hanink, Council Member (Ward 1)

Alex D. Kelemen, Council Member (Ward 3)

Casey M. Weinstein, Council Member (Ward 2)

J. Daniel Williams, Council Member (At-Large)

William D. Wooldredge, Council Member (At-Large)

Jane Howington, City Manager

R. Todd Hunt, City Solicitor

Elizabeth A. Slagle, Clerk of Council

Tuesday, October 17, 2017

6:15 PM

Town Hall

1. Call to Order

In the absence of Mayor Basil, President of Council DeSaussure called to order the meeting of Hudson City Council at 6:15 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

2. Roll Call

Mayor Basil entered the meeting at 6:34 p.m., Mr. Weinstein entered at 7:20 p.m., and Mrs. Bigham entered at 7:28 p.m.

Present: 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

Staff in Attendance: Mrs. Slagle, Clerk of Council.

3. Executive Session

A motion was made by Dr. Williams, seconded by Mr. Wooldredge, to enter into executive session to interview applicants for the HCTV Advisory and Environmental Awareness Committees. Mr. DeSaussure recessed the meeting at 6:16 p.m. after the motion carried by the following vote:

Aye: 5 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Dr. Williams and Mr. Wooldredge

Excused: 2 - Mrs. Bigham and Mr. Weinstein

Mayor Basil reconvened the meeting at 7:30 p.m.

Staff in Attendance: Mr. Comeriato, Assistant City Manager; Mr. Hunt, City Solicitor; Mrs. Slagle, Clerk of Council; Mr. Griffith, Assistant Finance Director; Mr. Knoblauch, Finance Director; Mr. Leiter, Production Assistant; Mrs. Mottram, Public Works Administrative Support Supervisor; Mr. Powell, Public Works Superintendent - Utilities; Mr. Richardson, Community Development Director; Ms. Roberts, Communications Manager; Mr. Sheridan, Assistant City Manager - City Engineer; and Mr. Shiray, Assistant Public Works Superintendent - Streets/Fleet.

4. Pledge of Allegiance to the Flag

5. Approval of the Minutes

A. [17-0092](#) MINUTES OF PREVIOUS COUNCIL MEETINGS.

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

Attachments: [October 3, 2017 Council Meeting Minutes - DRAFT](#)
[October 10, 2017 Council Workshop Minutes - DRAFT](#)

There being no changes, the above minutes were approved as submitted.

6. Proclamation

A. [17-0093](#) Special Recognition of America Recycles Day 2017

Executive Summary: Mayor Basil will proclaim Wednesday, November 15, 2017, "America Recycles Day" in Hudson, recognizing Hudson's effort to increase the nation's recycling rate. Jeffrey Wells, Chairman of Environmental Awareness Committee (or designee) and Sonya Mottram, Administrative Support Supervisor, will be in attendance to accept this Proclamation.

Attachments: [Proclamation](#)

Mrs. Mottram accepted the Proclamation on behalf of the Environmental Awareness Committee. She thanked Mayor Basil and Council members for their support, and she announced that the Committee is planning some exciting special events to celebrate America Recycles Day.

Mayor Basil read this Proclamation in its entirety, recognizing November 15, 2017, as "America Recycles Day" in Hudson.

7. Public Hearing

A. [17-156](#) A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2018.

Executive Summary: Because of no appreciable population change, the growth management system would not be implemented for 2018.

Attachments: [Growth Management Annual Review Report 9-26-2017](#)
[Public Hearing Notice](#)
[Resolution No. 17-156](#)

Mayor Basil called to order the public hearing for Resolution No. 17-156 at 7:35 p.m.

Mrs. Jill Flagg, 64 Owen Brown Street, opposed passage of the Resolution and asked for an explanation of the recommendation to eliminate the Growth Management Allocation System during 2018. Mr. Comeriato said that the City would not be eliminating the system. He said that the City evaluates growth levels annually, and there is a mechanism for implementation only if recent growth levels reach or exceed 1.5%, which has not been the case. Mrs. Flagg did not support passage of Resolution No. 17-156.

There being no other comments concerning Resolution No. 17-156, Mayor Basil closed the public hearing at 7:38 p.m.

A public hearing was held for Resolution No. 17-156.

8. Public Comments

Ms. Allyn Marzulla, resident of 5381 Brooklands Drive and member of the Architectural & Historic Board of Review and Hudson Heritage Association, spoke of current community projects of interest to HHA and local citizens. She commended all involved in the North Main Street Improvement Project; however, she expressed concern regarding a large black metal box near the corner of Aurora and Main Streets. She said that it obstructs the sidewalk, and she suggested the City look into other options, including relocating or screening the box.

Mrs. Jill Flagg, 64 Owen Brown Street, spoke in support of the City's desire to generate income tax with the Downtown Phase 2 Project, suggested locating a new City Hall in downtown, questioned proposed rental property rates and the ability to attract young professionals and fill office spaces, and commented that current plans do not suit Hudson's needs. She spoke of ongoing stormwater drainage problems on her property due to construction of the First & Main Project, and she asked when the City will resolve these problems, as promised. Finally, she urged Council to complete the Brandywine Creek Study before finalizing plans for the Downtown Phase 2 Project.

9. Correspondence and Council Comments

None.

10. Report of Manager

Mr. Comeriato made the following comments relating to agenda items: 1.) Resolution No. 17-156 regarding the Growth Management Allocation System requires Council action by October 31, 2017; 2.) staff is seeking Council's will for Resolution No. 17-157 regarding proceeding with a request for proposals for a solar project; and 3.) staff recommends withdrawal of Resolution No. 17-165 regarding a contract with Beazley Insurance Co.

Mr. Comeriato announced that the City's residential leaf program will begin the week of October 23, 2017. He said that information and a complete schedule is available on the City's website, and he asked that residents have their leaves out by Monday of designated weeks at 7:00 a.m.

A. [17-0094](#) **Discussion considering the proposed Hudson Public Power Solar Project ROI and potential site locations.**

Executive Summary: Council requested discussion considering the proposed Hudson Public Power Solar Project's potential ROI and system site locations.

Attachments: [Hudson Public Power Solar Project Summary](#)
[Solar Project - City Land Analysis](#)
[Solar Project - Purchase Land Analysis](#)
[City Parcel Former CVI Plant - Map](#)
[City Parcel Former YDC Property - Map](#)
[Solar Park - Example 1](#)
[Solar Park - Example 2](#)
[Solar Park - Example 3](#)

Mr. Comeriato provided an overview of a proposed Hudson Public Power Solar Project. He asked for direction from Council for staff to solicit proposals for the project. Mayor Basil noted that staff would return to Council at a later date for authorization to proceed with the project. Discussion followed regarding the project size, the City's costs for interconnection equipment and occasional maintenance, developer responsibilities, location options, transfer of funds for the public land value from the Electric Fund to the General Fund, return on investment, project timing, possible imposition of tariffs on solar panels, project analysis, storage options, contract terms, and savings to the City and HPP customers.

There was consensus among Council members to proceed without delay with solicitation of proposals for the HPP Solar Project. However, Mr. Kelemen preferred delaying further action until 2018.

11. **Appointments**

Mr. DeSaussure noted that all applicants for the HCTV Advisory Committee were good candidates.

He announced new terms beginning in January 2018 on the Cemetery Board, Board of Zoning & Building Appeals, and Planning Commission, and he said that the City will accept applications through November 16th. He encouraged interested citizens to apply.

A motion was made by Mr. DeSaussure, seconded by Dr. Williams, that the following citizens be appointed to serve on the HCTV Advisory Committee: Mr. Michael Beam to serve a partial term expiring on January 24, 2018, and a full term commencing on January 25, 2018; and Ms. Aimee Dunphy to serve a full term commencing on January 25, 2108. The motion carried by the following vote:

Aye: 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

12. **Consent Agenda**

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, to suspend the rule requiring three readings to allow for passage of legislation on the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge and Mrs. Bigham

Approval of the Consent Agenda

Mr. Wooldredge noted that the City is submitting many requests for matching grants. He asked for periodic assessments of the total accountable amounts the City would be committed to if all grants were awarded. Mayor Basil noted that we have had much success in recent years with receiving grant funding. Mr. DeSaussure said that many matching grants are pursued for projects that the City is already planning to pursue in an effort to reduce expenses.

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

Aye: 7 - Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham and Mr. DeSaussure

- A. [17-0095](#) **A Motion to Acknowledge the Timely Receipt of the September 2017 Monthly Financial Report**
Executive Summary: Financial summaries are provided each month for Council's review.
Attachments: [September 2017 Financial Report](#)

This motion was approved on the Consent Agenda.

- B. [17-157](#) **A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE 2018 CAPITAL MAINTENANCE PROGRAMS OF THE CITY OF HUDSON; AND DECLARING AN EMERGENCY.**
Executive Summary: This Resolution would authorize the advertisement, receipt of bids and award of contracts for the 2018 four (4) annual road programs that comprise the Annual Capital Maintenance Program. The program includes: Line Striping, Crack Sealing, Concrete Replacement (includes Sidewalk Connectivity) and Asphalt Resurfacing.
Attachments: [Resolution No. 17-157](#)

Resolution No. 17-157 was passed on the Consent Agenda.

- C. [17-158](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH UNIVAR COMPANY FOR ROCK SALT FOR THE CITY'S WATER TREATMENT PLANT.**
Executive Summary: The Water Resources Division uses bulk coarse rock salt to regenerate softening equipment as part of the water treatment process at the Water Plant. The Water Resources Division currently budgets \$110,000 annually for rock salt and water treatment chemicals. The current rock salt contract is held by the Univar Company. The contract term ends on December 31, 2017. The 2017 rock salt expenditures for water treatment operations is projected to have a total expenditure of \$100,000.00.
Attachments: [2018 Bid Tab Report - Water Bulk Northern Rock Salt](#)
[Resolution No. 17-158](#)

Resolution No. 17-158 was passed on the Consent Agenda.

- D. [17-159](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ROAD SALT THROUGH THE COMMUNITY UNIVERSITY EDUCATION (“C.U.E.”) PURCHASING ASSOCIATION PROGRAM FOR THE 2017-2018 WINTER SEASON.**
- Executive Summary:** The Public Works Department budgets annually for the purchase of road salt for de-icing city streets for winter traffic safety. The Public Works Department seeks City Council approval to purchase road salt from the vendor Cargill Incorporated participating in the CUE (Community, University and Education Purchasing Association).
- Attachments:** [Resolution No. 16-190, passed 12-6-16](#)
 [2017-2018 CUE Road Salt Bid Tab](#)
 [Resolution No. 17-159](#)
- Resolution No. 17-159 was passed on the Consent Agenda.
- E. [17-160](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE ROAD SALT CONVEYANCE SERVICES FOR THE 2017-2018 WINTER SEASON.**
- Executive Summary:** Each year the Public Works Department solicits prices for the conveying of delivered road salt into the City salt dome. Staff wishes to award the salt conveying contract for the 2017-2018 winter season.
- Attachments:** [Resolution No. 16-190, passed 12-6-16](#)
 [2017-2018 Conveyor T BID TAB](#)
 [Resolution No. 17-160](#)
- Resolution No. 17-160 was passed on the Consent Agenda.
- F. [17-161](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (“STBG”) FUNDS, RESURFACING PROGRAM FUNDS, AND TRANSPORTATION ALTERNATIVES SET ASIDE (“TASA”) FUNDING PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY (“AMATS”) TO CONSTRUCT THE VARIOUS PROJECTS LISTED HEREIN; AND DECLARING AN EMERGENCY.**
- Executive Summary:** This legislation is necessary to apply to AMATS for federal funds.
- Attachments:** [91 S Safety Improvement Map](#)
 [Stow Road Resurfacing Map](#)
 [Ravenna Street Resurfacing Map](#)
 [Terex Road Resurfacing Map](#)
 [Veterans Trail Phase 2 Map](#)
 [Resolution No. 17-161](#)

Resolution No. 17-161 was passed on the Consent Agenda.

- G. [17-162](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO MAKE A JOINT APPLICATION WITH THE CITY OF STOW, OHIO (“STOW”) FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (“STBG”) FUNDS PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY (“AMATS”) FOR THE VARIOUS PROJECTS LISTED HEREIN; AND DECLARING AN EMERGENCY.**
- Executive Summary:** This legislation is necessary to apply to AMATS for federal funds. The City of Stow is the sponsor for these improvements.
- Attachments:** [Resolution No. 17-162](#)

Resolution No. 17-162 was passed on the Consent Agenda.

- H. [17-163](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO APPLY FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDING THROUGH SUMMIT COUNTY DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; AND DECLARING AN EMERGENCY.**
- Executive Summary:** Staff is seeking authorization to apply for a Community Development Block Grant to provide funding assistance to cover the cost of renovations needed to make the new City Administrative Office facility compliant with the Americans with Disabilities Act and more accessible for seniors.
- Attachments:** [Resolution No. 17-163](#)

Resolution No. 17-163 was passed on the Consent Agenda.

- I. [17-164](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MEDICAL MUTUAL OF OHIO (“MMO”) FOR CERTAIN HEALTH BENEFIT PLAN SERVICES; AND DECLARING AN EMERGENCY.**
- Executive Summary:** The City of Hudson provides certain health benefits (medical and prescription drug coverage) to regular full-time city employees. The attached legislation seeks Council’s authorization for the City Manager to enter into a contract with Medical Mutual of Ohio (MMO) for health benefit plan services for the period of January 1, 2018 thru December 31, 2018.
- Attachments:** [Resolution No. 17-164](#)

Resolution No. 17-164 was passed on the Consent Agenda.

Items Removed from the Consent Agenda

- J. [17-165](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BEAZLEY INSURANCE COMPANY, INC. FOR GAP MEDICAL INSURANCE TO COVER THE COST OF THE CITY'S HEALTH INSURANCE DEDUCTIBLE; AND DECLARING AN EMERGENCY.**
- Executive Summary:** As part of the City's health insurance plan, we fund our Health Reimbursement Account (HRA) equal to the employee's deductible, a maximum of \$2,000/\$4,000 (single/family) per employee. This resolution would provide authorization for the City Manager to enter into a contract to insure the funding of the deductible which in turn would reduce the overall health insurance cost for the period of January 1, 2018 thru December 31, 2018.
- Attachments:** [Resolution No. 17-165](#)

Mr. Comeriato requested that Resolution No. 17-165 be withdrawn (see Manager's Report).

By unanimous consent, City Council members withdrew Resolution No. 17-165 from further consideration.

13. Legislation

- A. [17-156](#) **A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2018.**
- Executive Summary:** Because of no appreciable population change, the growth management system would not be implemented for 2018.
- Attachments:** [Growth Management Annual Review Report 9-26-2017](#)
 [Public Hearing Notice](#)
 [Resolution No. 17-156](#)

Mayor Basil read the title of Resolution No. 17-156, which constituted its first reading.

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, to suspend the rule requiring three readings to allow for passage of Resolution No. 17-156. The motion carried by the following vote:

Aye: 7 - Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Hanink

Mr. DeSaussure spoke in support of Resolution No. 17-156 and the City Manager's recommendation not to implement the Growth Management Allocation System during 2018. He said that the City will annually assess growth in the future and will implement the system as needed. Dr. Williams agreed. Mr. Hanink inquired of unintended consequences with Downtown Phase 2, but Mr. DeSaussure said that the City is not in place to take applications during 2018. Mr. Hanink requested an annual report be forwarded to Council. Others agreed that the information contained in the annual report is very useful, and they encouraged continuance of annual reports, regardless of the decision on Growth Management Allocation System implementation.

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, to pass Resolution

No. 17-156. The motion carried by the following vote:

Aye: 7 - Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Hanink and Mr. Kelemen

B. [17-166](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SOLICIT PROPOSALS FOR THE HUDSON PUBLIC POWER SOLAR PROJECT; AND DECLARING AN EMERGENCY**

Executive Summary: Council requested discussion considering the proposed Hudson Public Power Solar Project estimated return on investment and potential project site locations. Staff seeks council approval to develop a project RFP and solicit project proposals. Upon submittal of the RFP's staff will return to a workshop to discuss the proposals and make a contract award recommendation.

Attachments: [Hudson Public Power Solar Project Summary](#)
[Solar Project - City Land Analysis](#)
[Solar Project - Purchase Land Analysis](#)
[City Parcel Former CVI Plant - Map](#)
[City Parcel Former YDC Property - Map](#)
[Solar Park - Example 1](#)
[Solar Park - Example 2](#)
[Solar Park - Example 3](#)
[Resolution No. 17-166](#)

Mayor Basil read the title of Resolution No. 17-166, which constituted its first reading.

A motion was made by Mr. DeSaussure, seconded by Dr. Williams, to suspend the rule requiring three readings to allow for passage of Resolution No. 17-166. The motion carried by the following vote:

Aye: 6 - Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Hanink and Mr. Weinstein

Nay: 1 - Mr. Kelemen

A motion was made by Mr. DeSaussure, seconded by Mr. Weinstein, to pass Resolution No. 17-166. The motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

Nay: 1 - Mr. Kelemen

- C. [17-167](#) AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON, OHIO TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE CERTAIN LANDS ON HINES HILL ROAD (SUMMIT COUNTY PERMANENT TAX PARCEL NUMBERS 3003023, 3003021, 3000574, 3003024, 3003025, 3003164, 3010153, AND A PORTION OF 3000571) FROM DISTRICT 2 - RURAL RESIDENTIAL CONSERVATION TO DISTRICT 6 - WESTERN HUDSON GATEWAY.
- Executive Summary:** The map amendment would change the zoning on the parcels from a residential zoning district to an office/industrial zoning district.
- Attachments:** [Proposed Zoning Map Amendment](#)
[Ordinance No. 17-167](#)

Mayor Basil read the title of Ordinance No. 17-167, which constituted its first reading. He said that this Ordinance will be referred to the Planning Commission pursuant to the City's Codified Ordinances.

14. Adjournment

There being no further business, Mayor Basil adjourned the Council meeting at 8:44 p.m.

David A. Basil, Mayor

Elizabeth Slagle, 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.