



City of Hudson, Ohio

Meeting Minutes - Final

City Council

Vacant, Mayor

Christopher W. Foster, President of Council & Acting Mayor (Ward 2)

Christopher A. Banweg, Council Member (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Karen E. Heater, Council Member (At-Large)

Nicole V. Kowalski, Council Member (At-Large)

Katherine R. Schlademan, Council Member (Ward 1)

Skylar J. Sutton, Council Member (Ward 3)

Jane Howington, City Manager

R. Todd Hunt, Interim City Solicitor

Aparna Wheeler, Clerk of Council

Tuesday, March 1, 2022

7:30 PM

Town Hall
27 East Main Street

1. Call to Order

President of Council & Acting Mayor Foster 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: 7 - Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

Mrs. Bigham entered the meeting at 7:32 p.m.

Staff in Attendance: Ms. Howington, City Manager; Mr. Hunt, Interim City Solicitor; Ms. Wheeler, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; and Mr. Sheridan, Assistant City Manager - Professional Services.

4. Approval of the Minutes

A. [22-0026](#) Minutes of Previous Council Meetings

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

Attachments: [February 15, 2022 Council Meeting Minutes - DRAFT](#)
[LWVH Correspondance Regarding Campaign Finance Ordinance](#)
[Constituent Letters Read Into the Record](#)
[February 22, 2022 Council Special Meeting & Regular Workshop Minutes - DRAFT](#)

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

Aye: 6 - Mr. Banweg, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

5. Proclamations

- A. [22-0027](#) **Proclamation: Special Recognition of Developmental Disabilities Awareness Month**
Brief Description: Acting Mayor Foster will proclaim the month of March as “Developmental Disabilities Awareness Month” in Hudson.

Attachments: [Proclamation](#)

Mr. James Armstrong, Director of Legal Services, Summit County Developmental Disabilities Board, accepted the Proclamation.

Mr. Foster read this Proclamation, recognizing March as Developmental Disabilities Awareness Month.

- B. [22-0028](#) **Proclamation: Special Recognition of Sunshine Week**
Brief Description: Acting Mayor Foster will proclaim the week of March 13-19, 2022 as “Sunshine Week” in Hudson, and acknowledges the importance of public access to government records and information in fostering transparency, accountability, and citizen engagement. Dr. Carol O’Connell, President of the League of Women Voters Hudson, will be in attendance to accept this Proclamation.

Attachments: [Letter from League of Women Voters Hudson](#)
[Hyperlink - Ohio Sunshine Laws Reference Manual](#)
[Proclamation](#)

Dr. Carol O’Connell, President of the League of Women Voters Hudson, accepted the Proclamation and made comments about Sunshine Week.

Mr. Foster read this Proclamation, recognizing the week of March 13-19, 2022 as "Sunshine Week".

Public Hearings

- A. [21-160](#) **AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTION 1205.02, THE OFFICIAL ZONING DISTRICT MAP, OF THE LAND DEVELOPMENT CODE WITH RESPECT TO THE "HISTORIC DISTRICT" TO AMEND THE BOUNDARIES OF SAID DISTRICT TO INCLUDE ELM STREET AND ROSLYN AVENUE.**

Brief Description: The expansion of the locally designated Historic District to include Elm Street and Roslyn Avenue requires an amendment to the City of Hudson Zoning Map. The National Register District expansion is near completion allowing for the local designation district expansion to proceed at this time.

Attachments: [City of Hudson Zoning District Map - Current](#)
[PC Decision - HD Expansion](#)
[Historic District Expansion Graphic](#)
[Exhibit A - Boundary description](#)
[Elm and Roslyn Historic Significance](#)
[Public Hearing Notice \(3.1.2022\)](#)
[Memo - 1927 School Building](#)
[Ordinance No. 21-160](#)

Mr. Foster opened the public hearing for Ordinance No. 21-160 at 7:41 p.m.

Ms. Sarah Norman, 2212 Edgeview Dr., encouraged Council to approve this measure and to consider adding the historic high school building to the Historic District at a later date.

There being no other comments, Mr. Foster closed the public hearing for Ordinance No. 21-160 at 7:44 p.m.

A public hearing was held for Ordinance No. 21-126.

- B. [22-24](#) **AN ORDINANCE ENACTED PURSUANT TO SECTION 3.01 OF THE CITY CHARTER AMENDING THE WARD BOUNDARIES OF THE CITY IN RESPONSE TO RECEIPT OF THE UNITED STATES CENSUS DATA IN 2020.**

Brief Description: The city administration proposes new ward boundaries to equalize the population among the four (4) ward boundaries as required in Section 3.01 of the City Charter, based on the new 2020 U.S. Census data and the population changes to the City Council Wards.

Attachments: [Ward Map at Merger effective 1-1-94](#)
[Council Wards 2000 Census](#)
[Council Wards 2010 Census](#)
[Council Wards 2020 Census](#)
[Proposed Council Wards 2020 Census \(Exhibit A\)](#)
[Proposed Council Wards 2020 OPTION B 3-8-2022](#)
[Census Blocks 2020](#)
[Public Hearing Notice \(3.1.22\)](#)
[Resolution No. 22-24](#)

Mr. Foster opened the public hearing for Ordinance No. 22-24 at 7:44 p.m.

Mr. Scott Ruffer, 1975 W. Highgate Court, presented a new ward map to Council and urged them to adopt it, based on election turnout, growth of the City, and needs of the residents.

There being no other comments, Mr. Foster closed the public hearing for Ordinance No. 22-24 at 7:53 p.m.

A public hearing was held for Ordinance No. 22-24.

6. Public Comments

None.

7. Correspondence and Council Comments

Mr. Sutton expressed that Mr. Ruffer made a compelling argument for a new ward map and would like to discuss it at the next Workshop.

Mr. Sutton also stated that he asked city staff to investigate lowering the ponds at 2217 Ravenna Street to provide some relief from flooding.

Mrs. Bigham thanked staff for organizing the retreat. She expressed her appreciation to Mr. Sheridan for moderating and felt that, at the end of the retreat, Councilmembers were aligned in goals and vision for community.

Ms. Schlademan provided an update on the Architectural and Historic Board of Review. The Board approved demolition of the former Merino wine store and Prestige building to make way for improvements by Peg's Foundation.

Mr. Banweg also acknowledged the map presented by Mr. Ruffer and wanted to look into it further. He also thanked staff for their work on the retreat. Mr. Banweg stated that residents using well water currently have a flat sewer rate fee and asked staff if those residents could be metered for a reduced rate.

Mrs. Heater provided a Park Board update. She also thanked everyone who came to the public forum she hosted with Mr. Banweg.

Mrs. Kowalski reiterated her thanks to staff for the retreat.

Mr. Foster expressed his personal thoughts on the conflict in Ukraine.

8. Report of Manager

This matter was not addressed.

9. Appointments

This matter was not addressed.

10. Suspension of the Rules for the Consent Agenda

A motion was made by Mrs. Bigham, seconded by Mr. Banweg, 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 - Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Banweg

11. Consent Agenda

A motion was made by Mrs. Bigham, seconded by Mr. Banweg, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Banweg and Mrs. Bigham

- A. [22-29](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND TO ENTER INTO A CONTRACT FOR THE VETERANS TRAIL PHASE 3 PROJECT.**

Brief Description: The project will include the installation of a gravel trail and an on-road path between Cascade Park and Milford Road.

Attachments: [GIS of Project Area](#)
 [Resolution No. 22-29](#)

Resolution No. 22-29 was approved on the Consent Agenda.

- B. [22-30](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE 2022 STORM SEWER LINING IMPROVEMENTS PROJECT WITH THE LOWEST AND BEST BIDDER.**

Brief Description: This project involves the lining of storm sewers in various areas in Hudson.

Attachments: [Proposed 2022 Lining Map](#)
 [Resolution No. 22-30](#)

Resolution No. 22-30 was approved on the Consent Agenda.

- C. [22-31](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER’S DESIGNEE TO SUBMIT A PROJECT FOR FUNDING, AND IF SELECTED, ENTER INTO AN AGREEMENT FOR FUNDING THROUGH THE OHIO STATE CAPITAL BUDGET FOR THE ELLSWORTH GOLF COURSE STORM WATER MANAGEMENT PROJECT; AND DECLARING AN EMERGENCY.**
- Brief Description:** The State of Ohio has dedicated a portion of the State’s Capital Budget to assist with grant funding of various local community projects that meet the State’s grant criteria. If selected, the City of Hudson would receive funding assistance through the Ohio State Capital Budget for the unfunded Ellsworth Golf Course Storm Water Management Project.
- Attachments:** [Exhibit - Storm Pond at Ellsworth GC.pdf](#)
 [Resolution No. 22-31](#)

Resolution No. 22-31 was approved on the Consent Agenda.

- D. [22-32](#) **A RESOLUTION AUTHORIZING THE ROTARY CLUB OF HUDSON TO UNDERTAKE A RESTORATION PROJECT ON THE BOY SCOUT OF AMERICA CABIN LOCATED ON THE SOUTHWEST HUDSON GREEN NEAR THE INTERSECTION OF SR 303 AND SR 91.**
- Brief Description:** The Boy Scout log cabin located on the southwest Hudson Green is in considerable disrepair. The Rotary Club of Hudson, owner of the log cabin, has initiated a fundraising campaign to make needed repairs and improvements to this structure located on City of Hudson property.
- Attachments:** [Boy Scout Cabin Project](#)
 [Resolution No. 22-32](#)

Resolution No. 22-32 was approved on the Consent Agenda.

12. Legislation

- A. [21-160](#) **AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTION 1205.02, THE OFFICIAL ZONING DISTRICT MAP, OF THE LAND DEVELOPMENT CODE WITH RESPECT TO THE "HISTORIC DISTRICT" TO AMEND THE BOUNDARIES OF SAID DISTRICT TO INCLUDE ELM STREET AND ROSLYN AVENUE.**

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[Memo - 1927 School Building](#)
[Ordinance No. 21-160](#)

Mr. Foster read the title of Ordinance No. 21-160, which constituted its second reading.

- B. [22-16](#) **AN ORDINANCE ACCEPTING FOR PUBLIC RIGHT-OF-WAY DEDICATION PERMANENT TAX PARCEL NO. 3204009 ADJACENT TO THE EXISTING PARK LANE PUBLIC RIGHT-OF-WAY.**

Brief Description: Staff is requesting for right-of-way dedication permanent parcel #3204009 which is a City-owned parcel that is abutting the Park Lane Right of Way and currently contains the street infrastructure of Park Lane.

Attachments: [PC Decision](#)
[PC Staff Report](#)
[Ordinance No. 22-16](#)

Mr. Foster read the title of Ordinance 22-16, which constituted its third reading, and declared the legislation actionable.

A motion was made by Mr. Banweg, seconded by Mr. Sutton, that this Ordinance be adopted by the following vote:

Aye: 7 - Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

- C. [22-17](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO**

ENTER INTO A TWO-YEAR AGREEMENT WITH FLOCK GROUP INC. FOR AN AUTOMATIC LICENSE PLATE READING SYSTEM.

Brief Description: This would authorize the City Manager to enter into an agreement with Flock Group Inc. in the amount of \$63,000.00 for an Automatic License Plate Reading (ALPR) System.

Attachments: [FLOCK Contract Memo 2022](#)
[FLOCK Safety Hudson Purchase Agreement](#)
[FLOCK Funding Memo 2021](#)
[FLOCK Info Sheet](#)
[DB FLOCK Memo](#)
[Flock Safety End to End Data Security Overview](#)
[Resolution No. 22-17](#)

Mr. Sutton stated he was not in favor of this legislation but applauded Chief Tabak for bringing it forward and requesting it be withdrawn. Public feedback was not widely supportive of the initiative.

Mr. Banweg concurred and stated that withdrawing from consideration does not prevent the legislation from being presented in the future, but for now, it is not the thing to do.

Ms. Schlademan praised Chief Tabak for listening to the public and holding it back. She stated that she was in favor of the legislation, and that homeowners' associations are looking at this technology. She looks forward to discussing it in the future.

A motion was made by Mr. Banweg, seconded by Mr. Sutton, to withdraw Resolution No. 22-17 from further consideration. The motion carried by the following vote:

Aye: 7 - Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Banweg, Mrs. Bigham, Mr. Foster and Mrs. Heater

D. [22-24](#)

AN ORDINANCE ENACTED PURSUANT TO SECTION 3.01 OF THE CITY CHARTER AMENDING THE WARD BOUNDARIES OF THE CITY IN RESPONSE TO RECEIPT OF THE UNITED STATES CENSUS DATA IN 2020.

Brief Description: The city administration proposes new ward boundaries to equalize the population among the four (4) ward boundaries as required in Section 3.01 of the City Charter, based on the new 2020 U.S. Census data and the population changes to the City Council Wards.

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[Census Blocks 2020](#)
[Public Hearing Notice \(3.1.22\)](#)
[Resolution No. 22-24](#)

Mr. Foster read the title of Ordinance No. 22-24, which constituted its second reading.

- E. [22-25](#) **AN ORDINANCE AMENDING ORDINANCE NO. 14-153 ESTABLISHING THE INTERCONNECTION POLICY FOR CONNECTION OF RESIDENTIAL AND/OR COMMERCIAL SOLAR POWER GENERATION SYSTEMS TO THE CITY OF HUDSON'S POWER GRID THROUGH AUTHORIZATION OF A MODEL INTERCONNECTION AGREEMENT AND FEE AND RATE SCHEDULES THEREFOR.**
- Brief Description:** The City's current interconnection policy provides for residents and/or businesses to interconnect privately owned solar power generation systems to the Hudson Public Power grid. Staff has been collaborating with electrical engineers to amend the current policy to better align it with advancing technologies within the industry. Staff is asking for an Ordinance approving the amendments and implementing the policy.
- Attachments:** [Solar Interconnection Packet rev 5 01172022 -Marked up](#)
[Solar Interconnection Packet rev 5 01172022](#)
[Ordinance No. 22-25](#)

Mr. Foster read the title of Ordinance No. 22-25, which constituted its second reading.

- F. [22-26](#) **AN ORDINANCE REPEALING IN ITS ENTIRETY CURRENT CHAPTER 226, "CAMPAIGN FINANCE REFORM", OF THE CODIFIED ORDINANCES AND ENACTING NEW CHAPTER 226, "CAMPAIGN CONTRIBUTION LIMITS".**
- Brief Description:** Councilwoman Kowalski has requested Council members consider the need for amendments to Chapter 226 of the City's Codified Ordinances.
- Attachments:** [Ordinance No. 22-26](#)

Mr. Banweg stated that the legislation is not where Council members want it at this time. Mrs. Kowalski added that she expects changes by the next workshop.

Mr. Foster read the title of Ordinance No. 22-26, which constituted its second reading.

- G. [22-27](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH THE HUDSON COMMUNITY LIVING COMPANY FOR THE SALE OF A PORTION OF THE CITY-OWNED REAL PROPERTY LOCATED ON SOUTH OVIATT STREET (PERMANENT TAX PARCEL NUMBER 3201843); AND DECLARING AN EMERGENCY.**
- Brief Description:** In late 2021, City Council had provided direction to staff regarding the sale and lot split of an existing City owned parcel located on South Oviatt Street (Permanent tax parcel Number 3201843). Hudson Community Living Company (the purchaser) has presented the City with a purchase offer, meeting the City Council directed requirements. Staff requests permission to proceed with the sale and lot split of said parcel (see attached map).

Attachments: [Oviatt Parcel Sale 2022](#)
 [Purchase Agreement](#)
 [Resolution No. 22-27](#)

Mr. Foster read the title of Resolution No. 22-27, which constituted its second reading.

- H. [22-33](#) **AN ORDINANCE AMENDING SECTION 1480.04 OF THE CODIFIED ORDINANCES TITLED “ADDITIONAL PROVISIONS; PUBLIC NUISANCES; WEEDS OR TALL GRASS” TO MODIFY THE DEFINITION OF “PUBLIC NUISANCE” AND ADOPT NEW PROVISIONS RELATED TO THE ABATEMENT THEREOF.**
- Brief Description:** Proposed amendment to Section 1480.04 to modify the definition of Public Nuisance to address exterior property maintenance concerns.

Attachments: [Ordinance No. 22-33](#)

Mr. Foster read the title of Ordinance No. 22-33, which constituted its first reading.

- I. [22-34](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH JO-ANN STORES SUPPORT CENTER, INC., TO ACQUIRE REAL PROPERTY LOCATED IN HUDSON, OHIO (PERMANENT TAX PARCEL NUMBER 3009204) FOR A PUBLIC PURPOSE; AND DECLARING AN EMERGENCY.**
- Brief Description:** In December of 2021, City Council authorized City staff to pursue a purchase agreement for property located in Hudson to site a proposed future Public Works Facility. This resolution affirms the City Manager’s action of entering into the agreement and authorizes the purchase of property located in the City of Hudson (Permanent Tax Parcel Number 3009204) for future public purposes. (See map attached.)

Attachments: [Joann's Parcel Map](#)
[Purchase and Sale Agreement](#)
[Resolution No. 22-34](#)

Mr. Foster read the title of Resolution No. 22-34, which constituted its first reading.

- J. [22-35](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT WITH UYS PROPERTIES, LLC, AND ANCHOR SEASONS ROAD OWNER, L.L.C., FOR A MEDICAL OFFICE BUILDING AT 231 SEASONS ROAD (PERMANENT TAX PARCEL NO. 3000016).**

Brief Description: This is a CRA agreement for a 50% property tax exemption for 15 years for the proposed development of a medical office building near the intersection of State Rt 8 and Seasons Rd.

Attachments: [Resolution No. 22-35](#)

Mr. Foster read the title of Resolution No. 22-35, which constituted its first reading.

13. **Executive Session**

A motion was made by Mr. Banweg, seconded by Mrs. Heater, to enter into executive session. Mr. Foster recessed the meeting at 8:09 p.m. after the motion carried by the following vote:

Aye: 7 - Ms. Schlademan, Mr. Sutton, Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater and Mrs. Kowalski

Mr. Foster reconvened the meeting at 8:59 p.m.

14. **Adjournment**

There being no further business, Mr. Foster adjourned the Council meeting at 8:59 p.m.

Christopher W. Foster, President of Council & Acting Mayor

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.

