



# City of Hudson, Ohio

## Meeting Agenda - Final City Council

*Jeffrey L. Anzevino, Mayor*  
*Christopher W. Foster, President of Council (Ward 2)*  
*Christopher A. Banweg, Council Member (At-Large)*  
*Karen E. Heater, Council Member (At-Large)*  
*Nicole V. Kowalski, Council Member (At-Large)*  
*Scott Ruffer, Council Member (Ward 4)*  
*Katherine R. Schlademan, Council Member (Ward 1)*  
*Skylar J. Sutton, Council Member (Ward 3)*

*Thomas J. Sheridan, City Manager*  
*John Kolesar, City Solicitor*  
*Aparna Wheeler, Clerk of Council*

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Tuesday, June 20, 2023

6:30 PM

Town Hall  
27 East Main Street

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Executive Session will begin at 6:30 p.m., Council meeting to begin at 7:30 p.m. Council workshop to immediately follow.

### **Regular Council Meeting:**

1. **Call to Order**

2. **Executive Session**

*To interview applicants for the Architectural & Historic Board of Review.*

3. **Pledge of Allegiance to the Flag**

4. **Roll Call**

5. **Approval of the Minutes**

A. [23-0053](#)

**Minutes of Previous Council Meetings**

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

**Attachments:** [June 6, 2023 Council Meeting Minutes - Draft](#)

[June 13, 2023 Council Workshop Minutes - Draft](#)

**6. Proclamations**

- A. [23-0054](#) **Special Recognition of Ms. Ashton Swinford**  
**Brief Description:** Mayor Anzevino will recognize Ms. Ashton Swinford for winning the Women's Division of the Cleveland Marathon on May 21, 2023. Ms. Swinford will be in attendance to accept this Proclamation.  
**Attachments:** [Ashton Swinford Cleveland Marathon Winner 2023](#)

**7. Public Hearing**

- A. [23-75](#) **AN ORDINANCE AMENDING SECTION 1040.14 OF THE CODIFIED ORDINANCES, REVISING WATER RATES FOR WATER SERVICE PROVIDED TO CUSTOMERS OUTSIDE OF CITY LIMITS**  
**Brief Description:** This Ordinance will amend the City's water rates to charge an additional 50% to the water rates for customers outside of City limits unless an agreement setting other rates exists. The additional 50% to be charged will be the City of Hudson or the City of Cleveland rate, whichever is greater.  
**Attachments:** [1040.01 proposed - amended](#)  
[1040.14 as amended 5-17-23 Water Rates](#)  
[Ordinance No. 23-75](#)

**Legislative History**

5/23/23	City Council Workshop	item forwarded to the City Council
6/6/23	City Council	first reading
6/13/23	City Council Workshop	item forwarded to the City Council

**8. Public Comments****9. Correspondence and Council Comments****10. Report of Manager****11. Appointments****12. Consent Agenda**

- A. [23-0055](#) **A Motion to Acknowledge the Timely Receipt of the May 2023 Monthly Financial Report**  
**Brief Description:** Financial summaries are provided each month for Council's review.  
**Attachments:** [May 2023 Financial Report](#)  
**Legislative History**  
6/13/23 City Council Workshop item forwarded to the City Council

**B. [23-78](#)****A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THOMPSON ELECTRIC INC. FOR CONSTRUCTION SERVICES FOR THE EASTSIDE SUBSTATION TRANSFORMER REPLACEMENT PROJECT.**

**Brief Description:** This project involves the required construction services to install the transformer, voltage regulators and related equipment needed to complete this project.

**Attachments:** [Bid Tabulation - Eastside Substation Transformer Replacement Project.pdf](#)  
[Hudson Eastside Substation Installation Bid Tabulation - FINAL.pdf](#)  
[Resolution No. 23-78](#)

**Legislative History**

6/13/23      City Council Workshop      item forwarded to the City Council

**C. [23-79](#)****A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A RIGHT OF ENTRY CONSTRUCTION AGREEMENT WITH NORFOLK SOUTHERN RAILWAY COMPANY AND ESTABLISHING AN ACCOUNT FOR SAID AGREEMENT FOR THE OWEN BROWN STREET RECONSTRUCTION AND SIDEWALK PROJECT.**

**Brief Description:** As part of the upcoming “Owen Brown Street Reconstruction and Sidewalk Project” the Norfolk Southern Railway Company requires a Construction Agreement and Force Account to be executed prior to any construction.

**Attachments:** [Owen Brown St Sidewalk Exhibit](#)  
[Construction Agreement](#)  
[Resolution No. 23-79](#)

**Legislative History**

6/13/23      City Council Workshop      item forwarded to the City Council

**D. [23-80](#)****A RESOLUTION AUTHORIZING THE CITY MANAGER TO RECEIVE BIDS AND ENTER INTO A CONTRACT FOR THE DISPOSAL OF THE OLD EASTSIDE SUBSTATION TRANSFORMER.**

**Brief Description:** This project involves the disposal of an existing General Electric Distribution Transformer currently located at the Eastside Substation.

**Attachments:** [Resolution No. 23-80](#)

**Legislative History**

6/13/23      City Council Workshop      item forwarded to the City Council

- E. [23-81](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT WITH ELIZABETH SLAGLE AS ACTING CLERK OF COUNCIL, AND DECLARING AN EMERGENCY.**

**Brief Description:** Due to circumstances related to FMLA, the City Manager has a need to contract with Mrs. Slagle to provide services related to Clerk of Council duties in the absence of Ms. Wheeler.

**Attachments:** [Independent Contractor Agmt w Elizabeth Slagle - updated execution copy \(updated for 6-20-23\)](#)  
[Resolution No. 23-81](#)

**Legislative History**

6/13/23      City Council Workshop      item forwarded to the City Council

**13. Legislation**

- A. [23-71](#) **AN ORDINANCE AMENDING ORDINANCE NO. 22-143, MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FISCAL YEAR ENDING DECEMBER 31, 2023 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS RELATED TO LEGAL FEES FOR 2023.**

**Brief Description:** This Ordinance will amend the 2023 budget for additional and/or amended appropriations as listed in the attached Exhibit A.

**Attachments:** [Legal Fees Exhibit A](#)  
[Ordinance No. 23-71](#)

*Third Reading*

**Legislative History**

5/9/23	City Council Workshop	item forwarded to the City Council
5/16/23	City Council	first reading
5/23/23	City Council Workshop	item forwarded to the City Council
6/6/23	City Council	second reading
6/13/23	City Council Workshop	item forwarded to the City Council

- B. [23-72](#) **AN ORDINANCE AMENDING THE CITY'S PAY RANGE STRUCTURE AND PAY RANGE ASSIGNMENTS SCHEDULE ADOPTED BY ORDINANCE NO. 22-156 FOR THE VOLUNTEER FIREFIGHTERS.**

**Brief Description:** This Ordinance amends the annual salary adjustment for the City's non-bargaining unit employees. The City Manager is requesting Council approval to increase the Volunteer Firefighter's Hourly Reimbursements.

**Attachments:** [Exhibit A: 2023 pay ranges - Non Union - Final Updated 4-28-23 for Firefighters](#)  
[Volunteer Paid on Call Departments Pay Ranges](#)  
[Ordinance No. 23-72](#)

*Third Reading*

**Legislative History**

5/9/23	City Council Workshop	item forwarded to the City Council
5/16/23	City Council	first reading
5/23/23	City Council Workshop	item forwarded to the City Council
6/6/23	City Council	second reading
6/13/23	City Council Workshop	item forwarded to the City Council

**C. [23-75](#)****AN ORDINANCE AMENDING SECTION 1040.14 OF THE CODIFIED ORDINANCES, REVISING WATER RATES FOR WATER SERVICE PROVIDED TO CUSTOMERS OUTSIDE OF CITY LIMITS**

**Brief Description:** This Ordinance will amend the City's water rates to charge an additional 50% to the water rates for customers outside of City limits unless an agreement setting other rates exists. The additional 50% to be charged will be the City of Hudson or the City of Cleveland rate, whichever is greater.

**Attachments:** [1040.01 proposed - amended](#)  
[1040.14 as amended 5-17-23 Water Rates](#)  
[Ordinance No. 23-75](#)

*Second Reading***Legislative History**

5/23/23	City Council Workshop	item forwarded to the City Council
6/6/23	City Council	first reading
6/13/23	City Council Workshop	item forwarded to the City Council

**D. [23-76](#)****AN ORDINANCE ESTABLISHING SECTION 1040.081 IN THE CODIFIED ORDINANCES, TO REQUIRE NEW DEVELOPMENTS TO UTILIZE CITY WATER SERVICES, AND PROVIDING CITY COUNCIL FIRST RIGHT OF REFUSAL**

**Brief Description:** Ordinance to be added to the code establishing that all new development will be required to utilize city water unless Council votes to exempt that development

**Attachments:** [ORD 1040.081 - New Development Requires City Water](#)  
[section 1040.81 as amended 5-24-23](#)  
[Ordinance No. 23-76](#)

*Second Reading***Legislative History**

5/23/23	City Council Workshop	item forwarded to the City Council
6/6/23	City Council	first reading
6/13/23	City Council Workshop	item forwarded to the City Council

- E. [23-77](#) **AN ORDINANCE AMENDING ORDINANCE NO. 16-46 AN ORDINANCE AMENDING CHAPTER 872, “TEMPORARY SPECIAL EVENTS,” OF THE BUSINESS REGULATION CODE AND REPEALING ORDINANCE NO. 08-158 AND CHAPTER 810, “CIRCUSES AND CARNIVALS,” OF THE BUSINESS REGULATIONS CODE.**

**Brief Description:** During 2023, City Council directed staff to review the special event fee structure. This legislation updates the special event fee structure put in place in 2016 to remove grandfathering of certain events and allow consistent application to all event organizers. Additionally, water hookup, electric hookup, and road closure fees have been decreased from the 2016 fee schedule.

**Attachments:** [Staff Report - Updated Special Event Fees Schedule 6.6.2023](#)  
[Ordinance No. 23-77](#)  
[23-77 proposed amendment for June 20 2023 Regular Council meeting](#)

*First Reading*

**Legislative History**

6/6/23	City Council	considered
6/13/23	City Council Workshop	item forwarded to the City Council

- F. [23-82](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH HUDSON DRIVE REALTY TO ACQUIRE REAL PROPERTY LOCATED AT 5431 HUDSON DRIVE, HUDSON, OHIO 44236 (PARCEL NOS. 30-01315 AND 30-01316) IN THE CITY OF HUDSON, OHIO, FOR PUBLIC PURPOSES AT A PRICE OF ONE MILLION NINE HUNDRED THOUSAND DOLLARS (\$1,900,000.00); AND DECLARING AN EMERGENCY.**

**Brief Description:** Authorizing the City Manager to enter into an agreement for the Purchase of Property for new Public Works/HPP Building Site location. The Site may house other departments in the future, which may be moved to this location at a future date. The cost of the property is \$1,900,000.00 for the two (2) Summit County, Ohio parcels 30-01315 and 30-01316, currently owned by Hudson Drive Realty, located at 23611 Chagrin Boulevard, Unit #200, Cleveland, Ohio 44122.

**Attachments:** [Purchase Contract for Property on Hudson Drive - City Response to Seller Redlines MRD rev 053123](#)  
[Resolution No. 23-82](#)

*First Reading*

**Legislative History**

6/13/23	City Council Workshop	item forwarded to the City Council
6/13/23	City Council Workshop	discussed

**14. Adjournment**

*(Five-minute recess between meetings)*

**Regular Workshop:****15. Call to Order****16. Correspondence and Council Comments****17. Discussion Items****A. [23-0056](#)****Park Board Goals and Objectives**

**Brief Description:** City Council has requested a list of goals and objectives from the Park Board for discussion in preparation for upcoming budget meetings.

**Attachments:** [2023 Goals Objectives](#)

**B. [23-0057](#)****Economic Growth Board Goals and Objectives**

**Brief Description:** At the request of City Council, the Economic Growth Board has prepared an update on their achievements over the last year and the ongoing goals and objectives of the group.

**Attachments:** [Staff Memo - Economic Growth Board Goals](#)  
[EGB Memo - Economic Growth Board Goals](#)

**C. [23-0058](#)****Economic Development Boards and Commission Structure**

**Brief Description:** Discussion of the structure of the Boards and Commissions that support the Economic Development function as requested by Council in the January 2023 Council Retreat.

**Attachments:** [Council Memo - Economic Development Boards and Councils](#)

**D. [23-0047](#)****A follow-up Council Discussion on the Greenhouse Gas Baseline Inventory Mapping.**

**Brief Description:** Consideration of a Greenhouse Gas Baseline Inventory to determine current emission levels for the City of Hudson.

**Attachments:** [Memo - GHG Inventory - June 20 Mtg](#)  
[Staff Memo - GHG Inventory 5.5.523](#)  
[Athens OH GHG Inventory \(PCFO\)](#)  
[Kent OH Climate Action Plan \(Kermida\)](#)  
[Oakland Park FL GHG Inventory \(ICLEI\)](#)  
[Santa Fe NM GHG Inventory \(ICLEI\)](#)

**Legislative History**

5/23/23

City Council Workshop

discussed

- E. [TMP-6696](#) **AN ORDINANCE AMENDING CHAPTERS 1205 “ZONING DISTRICTS-CITY OF HUDSON MAP” AND 1206 “USE REGULATIONS” OF THE LAND DEVELOPMENT CODE.**

**Brief Description:** Land Development Code text amendment to establish expanded regulations relevant to the blending of proposed density for residential development adjacent to existing development.

**Attachments:** [LDC Update Residential Blending - City Council Memo 6.9.23](#)  
[Draft Ordinance](#)

- F. [23-0052](#) **Continued Discussion on the Ad Hoc Water Expansion Project**

**Brief Description:** City Staff would like to introduce and discuss with City Council the update of the City’s Water Expansion Project. City staff will present an outline of the discussions with the Ad Hoc Water Expansion Committee and provide a draft outline of the public input and schedule for the project.

**Attachments:** [Water Expansion Public Outreach Schedule](#)  
[Overall Map with Five Areas of Expansion](#)  
[Water System Expansion Funding at 2.5%](#)  
[Water Expansion Flyer DRAFT 6-16-23](#)  
[Let's Talk Hudson Weblink](#)  
[Water Expansion Memo - Est General Fund Impact](#)

**Legislative History**

6/13/23      City Council Workshop      item forwarded to the City Council Workshop

**18. Proposed Consent Agenda for July 11, 2023, Council Meeting**

- A. [TMP-6704](#) **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT FOR THE PURCHASE OF ONE VEHICLE FOR THE EMS DEPARTMENT; AND DECLARING AN EMERGENCY.**

**Brief Description:** The purchase of one (1) Dodge Durango at Montrose Ford in Fairlawn that is for the Fire/EMS Department. This is part of the 2023 budgeted vehicles for Fire/EMS.

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



**19. Proposed Legislation for July 11, 2023, Council Meeting****A. [23-75](#) AN ORDINANCE AMENDING SECTION 1040.14 OF THE CODIFIED ORDINANCES, REVISING WATER RATES FOR WATER SERVICE PROVIDED TO CUSTOMERS OUTSIDE OF CITY LIMITS**

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**Attachments:** [1040.01 proposed - amended](#)  
[1040.14 as amended 5-17-23 Water Rates](#)  
[Ordinance No. 23-75](#)

*Ordinance No. 23-75 is scheduled for a third reading on July 11, 2023.*

**Legislative History**

5/23/23	City Council Workshop	item forwarded to the City Council
6/6/23	City Council	first reading
6/13/23	City Council Workshop	item forwarded to the City Council

**B. [23-76](#) AN ORDINANCE ESTABLISHING SECTION 1040.081 IN THE CODIFIED ORDINANCES, TO REQUIRE NEW DEVELOPMENTS TO UTILIZE CITY WATER SERVICES, AND PROVIDING CITY COUNCIL FIRST RIGHT OF REFUSAL**

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[section 1040.81 as amended 5-24-23](#)  
[Ordinance No. 23-76](#)

*Ordinance No. 23-76 is scheduled for a third reading on July 11, 2023.*

**Legislative History**

5/23/23	City Council Workshop	item forwarded to the City Council
6/6/23	City Council	first reading
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- C.     [23-77](#)     **AN ORDINANCE AMENDING ORDINANCE NO. 16-46 AN ORDINANCE AMENDING CHAPTER 872, “TEMPORARY SPECIAL EVENTS,” OF THE BUSINESS REGULATION CODE AND REPEALING ORDINANCE NO. 08-158 AND CHAPTER 810, “CIRCUSES AND CARNIVALS,” OF THE BUSINESS REGULATIONS CODE.**

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**Attachments:**     [Staff Report - Updated Special Event Fees Schedule 6.6.2023](#)

[Ordinance No. 23-77](#)

[23-77 proposed amendment for June 20 2023 Regular Council meeting](#)

*Ordinance No. 23-77 is scheduled for a third reading on July 11, 2023.*

**Legislative History**

6/6/23           City Council                           considered

6/13/23          City Council Workshop               item forwarded to the City Council

- D.     [23-82](#)     **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH HUDSON DRIVE REALTY TO ACQUIRE REAL PROPERTY LOCATED AT 5431 HUDSON DRIVE, HUDSON, OHIO 44236 (PARCEL NOS. 30-01315 AND 30-01316) IN THE CITY OF HUDSON, OHIO, FOR PUBLIC PURPOSES AT A PRICE OF ONE MILLION NINE HUNDRED THOUSAND DOLLARS (\$1,900,000.00); AND DECLARING AN EMERGENCY.**

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**Attachments:**     [Purchase Contract for Property on Hudson Drive - City Response to Seller](#)

[Redlines MRD rev 053123](#)

[Resolution No. 23-82](#)

*Resolution No. 23-82 is scheduled for a second reading on July 11, 2023.*

**Legislative History**

6/13/23          City Council Workshop               item forwarded to the City Council

6/13/23          City Council Workshop               discussed

E.     [TMP-6696](#)     **AN ORDINANCE AMENDING CHAPTERS 1205 “ZONING DISTRICTS-CITY OF HUDSON MAP” AND 1206 “USE REGULATIONS” OF THE LAND DEVELOPMENT CODE.**

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**Attachments:**   [LDC Update Residential Blending - City Council Memo 6.9.23](#)

[Draft Ordinance](#)

*This Ordinance is scheduled for a first reading on July 11, 2023.*

**20.     Items to be Added to Future Agendas**

**21.     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.*