



City of Hudson, Ohio

Meeting Minutes - Final

City Council

Craig A. Shubert, Mayor

William D. Wooldredge, President of Council (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Hamilton DeSaussure, Jr., Council Member (At-Large)

Christopher W. Foster, Council Member (Ward 2)

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

Matthew J. Vazzana, City Solicitor

R. Todd Hunt, Special Counsel

Elizabeth A. Slagle, Clerk of Council

Tuesday, October 19, 2021

7:30 PM

Town Hall
27 East Main Street

1. Call to Order

Mayor Shubert 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: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Mr. Sutton and Mr. Wooldredge

Absent: 1 - Ms. Schlademan

Staff in Attendance: Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mrs. Slagle, 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. Leedham, Innovation & Technology Director; Mr. Leiter, HCTV Production Assistant; and Mr. Tabak, Police Chief.

4. Approval of the Minutes

A. [21-0093](#) Minutes of Previous Council Meetings

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

Attachments: [October 5, 2021 Council Meeting Minutes - DRAFT](#)

[October 12, 2021 Council Workshop Minutes - DRAFT](#)

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

5. Public Hearings

- A. [21-84](#) **AN ORDINANCE AMENDING CHAPTERS 1201 “GENERAL PROVISIONS,” 1205, “ZONING DISTRICTS - CITY OF HUDSON ZONING MAP,” 1206, “USE REGULATIONS,” 1207 “ZONING DEVELOPMENT AND SITE PLAN STANDARDS,” 1213 “DEFINITIONS,” AND APPENDIX D “ARCHITECTURAL DESIGN STANDARDS” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT AGRICULTURAL USE PROVISIONS.**

Brief Description: Proposed amendment to the Land Development Code regulations associated with agricultural use standards. The amendments combine applicable standards for agricultural uses accessory to a residential dwelling into a consolidated ordinance to clarify existing regulations and further support small scale hobby farming.

Attachments: [Planning Commission Recommendation](#)
[Ordinance No. 21-84 \(with proposed Recommendation of Planning Commission\)](#)
[Public Comment](#)
[Memo to Council 10.19.21](#)
[Memo to Council 7.6.21](#)
[Memo to Council 5.13.21](#)
[Notice of Public Hearing 10.19.2021](#)
[Ordinance No. 21-84](#)

Mayor Shubert opened the public hearing for Ordinance No. 21-84 at 7:32 p.m.

Mr. Hannan provided a brief orientation regarding Ordinance No. 21-84, which would amend the City's Land Development Code in support of small-scale hobby farming. He anticipated additional discussion at Council's workshop on October 26, 2021.

There being no additional comments from the public or Council, Mayor Shubert closed the public hearing for Ordinance No. 21-84 at 7:34 p.m. See Public Comments for remarks made after the public hearing.

A public hearing was held for Ordinance No. 21-84.

- B. [21-113](#) **AN ORDINANCE AMENDING SECTION 1048.02, “RATE SCHEDULES,” OF THE STREETS, UTILITIES AND PUBLIC SERVICES CODE TO ADOPT ADJUSTMENTS TO THE ELECTRIC POWER SUPPLY COST ADJUSTMENT FACTOR IN THE SCHEDULE OF CHARGES.**

Brief Description: The City’s Public Works Department has completed the electric rate and cost of service study with Power Consultants Courtney & Associates. The consulting firm presented the study’s results to City Council on

July 13th and recommended a 5.1% adjustment to the Power Supply Cost Adjustment Factor (PSCAF) formula. Staff is recommending City Council implement the adjustments in conjunction with the January 2022 billing cycle.

Attachments: [Current vs Proposed Power Cost Comparison - 12 Month History](#)
[Rate Comparison-C&A 2021](#)
[Current Formula for Power Supply Cost Adjustment Factor \(2021\)](#)
[Minimum Customer Charges](#)
[Notice of Public Hearing on 10.19.2021](#)
[Ordinance No. 21-113](#)

Mayor Shubert opened the public hearing for Ordinance No. 21-113 at 7:34 p.m.

Mr. Ed Stein, 136 Cheshire Road, commented that Hudson Public Power provides excellent service and deserves warranted rate increases to maintain level of service. He asked a number of questions concerning Hudson Public Power's recent Cost of Service Study, rate design, load forecast, and purchase power portfolio, as well as questions concerning comparisons of Hudson Public Power with Ohio Edison (see analysis and questions filed with record copy of these minutes).

There being no additional comments from the public or Council, Mayor Shubert closed the public hearing for Ordinance No. 21-113 at 7:42 p.m.

A public hearing was held for Ordinance No. 21-113.

6. Public Comments

Ms. Michele Colopy, Executive Director, LEAD for Pollinators of Akron, spoke in favor of the changes proposed with Ordinance No. 21-84 regarding urban agriculture. She encouraged Council's support of this legislation in order to provide sustainable food systems within the Hudson community.

Mr. Todd Zedak, 16 Hudson Common, spoke in opposition to Resolution No. 21-116, authorizing the sale of property in downtown Hudson to Fairmount Properties for Downtown Phase 2. He proposed that the City instead provide for a competitive bidding process and competitive plans. He requested this Resolution be removed from further consideration until the new Council is seated and a community-driven process can be implemented.

7. Correspondence and Council Comments

Council members Sutton, Bigham and DeSaussure thanked Mr. Stein for his comments concerning Ordinance No. 21-113. There was consensus among Council members for staff to prepare answers to his questions for Council's review. Mr. DeSaussure commented that City Council has previously considered the City's electric load for municipal facilities, and he was supportive of reconsidering this matter.

8. Report of Manager

Responding to Mr. Stein's questions from the public hearing for Ordinance No. 21-113, Ms. Howington commented regarding the City's electric load for municipal facilities.

A. 5-Year Capital Plan for Police & IT Departments

Chief Tabak and Mr. Leedham responded to questions raised by Council at the workshop of October 12, 2021. Chief Tabak noted that the cameras being considered in the 5-Year Plan for the Police Department are not red light speeding cameras, and he indicated that he would not support any efforts to use traffic/speeding cameras

in Hudson. Rather, the proposed cameras capture license plates for use in investigations such as car thefts. He said that the Police Department would own and control the data, which would be a useful tool in suspect apprehension. Responding to questions from Council members, Chief Tabak said that he will follow-up with information about security and public records requests. He said that the mobile data units included in the 5-Year Plan are new computers for police vehicles to replace original such computers purchased in 2013. Mr. Paul Leedham addressed the cost for replacing equipment and cyber security concerns.

In addition, Ms. Howington provided updates on other follow-up topics from the workshop, including Comprehensive Plan consultant costs, matters concerning air quality and storm water, the trash/recycling hauler bidding process (single, preferred or limited preferred), and the condition of Stow Road.

9. Appointments

Mr. Wooldredge said that the City is accepting applications through November 5, 2021, for terms beginning in 2022 on the Cemetery Board, Board of Zoning & Building Appeals, Planning Commission, and Community Television Advisory Committee.

10. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to suspend the rule requiring three readings to allow for passage of legislation on the Consent Agenda, except for Resolution No. 21-121, which was considered separately. The motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Mr. Sutton and Mr. Wooldredge

Approval of the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to approve the Consent Agenda, except for Resolution No. 21-121, which was considered separately. Mayor Shubert announced passage of the Consent Agenda after the motion carried by the following vote:

Aye: 6 - Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Mr. Sutton, Mr. Wooldredge and Mrs. Bigham

- A. [21-0092](#) **A Motion to Acknowledge the Timely Receipt of the September 2021 Monthly Financial Report**
Brief Description: Financial summaries are provided each month for Council's review.
Attachments: [September 2021 Financial Report](#)

Motion No. 21-0092 was passed on the Consent Agenda.

- B. [21-117](#) **AN ORDINANCE AMENDING ORDINANCE NO. 20-143, MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FISCAL YEAR ENDING DECEMBER 31, 2021 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS RELATED TO THE THIRD QUARTER OF 2021.**

Brief Description: This Ordinance will amend the 2021 budget for additional and/or amended appropriations as listed in the attached Exhibit A.

Attachments: [Exhibit A - 3rd Quarter 2021 Appropriations](#)
[Ordinance No. 21-117](#)

Ordinance No. 21-117 was passed on the Consent Agenda.

- C. [21-118](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LIFE FORCE MANAGEMENT, INC. FOR THE PROVISION OF BILLING, COLLECTION AND RELATED SERVICES.**

Brief Description: This resolution allows the City of Hudson to renew the contract with our third-party vendor that specializes in ambulance billing to manage its patient billing accounts. The practice of using a third-party vendor has been in place in Hudson since ambulance user fees were first established in June of 2004.

Attachments: [Exhibit "A" - Agmt. with Life Force Management, Inc.](#)
[Resolution No. 21-118](#)

Resolution No. 21-118 was passed on the Consent Agenda.

- D. [21-119](#) **A RESOLUTION AFFIRMING ACCEPTANCE BY THE CITY MANAGER'S DESIGNEE OF AN EMS PRIORITY ONE TRAINING AND EQUIPMENT GRANT FROM THE OHIO DEPARTMENT OF PUBLIC SAFETY, DIVISION OF EMERGENCY MEDICAL SERVICES, ON BEHALF OF HUDSON EMERGENCY MEDICAL SERVICES.**

Brief Description: The Ohio Department of Public Safety, Division of Emergency Medical Services, provides a grant to assist EMS with the purchase of approved training and equipment. Hudson Emergency Medical Services was awarded \$3,562.24 in funding for the purchase of approved equipment. No matching funds are required.

Attachments: [Resolution No. 21-119](#)

Resolution No. 21-119 was passed on the Consent Agenda.

- E. [21-120](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH LJB, INC. FOR THE DOWNTOWN PEDESTRIAN SAFETY STUDY.**

Brief Description: This legislation would retain LJB, Inc. to perform a Pedestrian Safety Study within the downtown area which includes sections of SR 303, SR 91, First & Main Development and Aurora Street.

Attachments: [Exhibit A - Downtown Ped Safety Study Area](#)
[Resolution No. 21-120](#)

Resolution No. 21-120 was passed on the Consent Agenda.

- G. [21-122](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS FOR THE ACQUISITION OF TEMPORARY EASEMENTS FOR THE STATE ROUTE 91 SOUTH WIDENING PROJECT (PID# 106445) FOR RIGHT-OF-WAY PURPOSES.**

Brief Description: Due to the widening of the roadway and other improvements, temporary right-of-way acquisitions are required for the project. There will be approximately 14 parcels requiring temporary right-of-way acquisitions.

Attachments: [S. Main Widening - Parcel Plans](#)

[Summary Sheet](#)

[Resolution No. 21-122](#)

Resolution No. 21-122 was passed on the Consent Agenda.

Items Removed from the Consent Agenda

- F. [21-121](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SPAGNUOLO & ASSOCIATES, LLC FOR PROFESSIONAL SERVICES FOR THE DESIGN OF THE SEASONS ROAD WATERLINE EXTENSION PROJECT; AND DECLARING AN EMERGENCY.**

Brief Description: The purpose of this proposal was to solicit proposals from professional design, engineering and surveying consultants (Consultant) for the survey, analysis, engineering, and design of a proposed 12” diameter waterline along Seasons Road from the Boston Township Corporation line to the existing end of the waterline near 695 Seasons Road. The city staff is requesting an emergency clause be added in order to complete and have the waterline installed and accepted by the opening of the medical facility located at the northwest corner of SR 8 and Seasons Road.

Attachments: [Map - Seasons Road Waterline Extension](#)

[Resolution No. 21-121](#)

Mr. Sutton asked that Resolution No. 21-121 be removed from the Consent Agenda for separate consideration.

A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to suspend the rule requiring three readings to allow for passage of Resolution No. 21-121. The motion carried by the following vote:

Aye: 6 - Mr. Foster, Mrs. Kowalski, Mr. Sutton, Mr. Wooldredge, Mrs. Bigham and Mr. DeSaussure

Mr. Sutton said that he supported the vision and project but could not in good conscience vote to expand the City's water service for this purpose when Hudson residents do not have City water service.

A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to pass Resolution No.

21-121. Mayor Shubert announced passage of the Resolution after the motion carried by the following vote:

Aye: 5 - Mrs. Kowalski, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Foster

Nay: 1 - Mr. Sutton

11. Legislation

- A. [21-71](#) **AN ORDINANCE AMENDING CHAPTERS 1201 “GENERAL PROVISIONS,” 1202 “ADMINISTRATIVE AND REVIEW ROLES”, 1203, “DEVELOPMENT REVIEW AND ADMINISTRATIVE PROCEDURES,” 1205, “ZONING DISTRICTS - CITY OF HUDSON ZONING MAP”, 1206, “USE REGULATIONS,” AND APPENDIX D “ARCHITECTURAL DESIGN STANDARDS” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT THE 2021 LAND DEVELOPMENT CODE UPDATE.**
- Brief Description:*** As part of regular reviews of the Land Development Code, City staff has recently reviewed and updated a list of proposed amendments to continue some commercial focus items but also to incorporate some proposed amendments focused on efficiency and addressing noted requests from Council and residents.
- Attachments:*** [2021 LDC Update - Council Memo \(5-12-21\)](#)
[PC Staff Report - Case No. 21-726 \(7-12-21\)](#)
[PC Case No. 21-726 Recommendation - 2021 LDC Amendments \(7-26-21\)](#)
[Notice of Public Hearing on 9-21-2021](#)
[Ordinance No. 21-71 \(with PC Recommendation\)](#)
[Ordinance No. 21-71 \(as introduced 6-15-21\)](#)

Mayor Shubert read the title of Ordinance No. 21-71. He stated that this Ordinance has previously had three readings, and staff has recommended it be continued pending further consideration of Ordinance No. 21-115. There being no objections from Council, the Ordinance was continued to the next meeting of Council on November 9, 2021.

- B. [21-84](#) **AN ORDINANCE AMENDING CHAPTERS 1201 “GENERAL PROVISIONS,” 1205, “ZONING DISTRICTS - CITY OF HUDSON ZONING MAP,” 1206, “USE REGULATIONS,” 1207 “ZONING DEVELOPMENT AND SITE PLAN STANDARDS,” 1213 “DEFINITIONS,” AND APPENDIX D “ARCHITECTURAL DESIGN STANDARDS” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT AGRICULTURAL USE PROVISIONS.**
- Brief Description:*** Proposed amendment to the Land Development Code regulations associated with agricultural use standards. The

amendments combine applicable standards for agricultural uses accessory to a residential dwelling into a consolidated ordinance to clarify existing regulations and further support small scale hobby farming.

Attachments: [Planning Commission Recommendation](#)
 [Ordinance No. 21-84 \(with proposed Recommendation of Planning Commission\)](#)
 [Public Comment](#)
 [Memo to Council 10.19.21](#)
 [Memo to Council 7.6.21](#)
 [Memo to Council 5.13.21](#)
 [Notice of Public Hearing 10.19.2021](#)
 [Ordinance No. 21-84](#)

Mayor Shubert read the title of Ordinance No. 21-84, which constituted its second reading.

- C. [21-92](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT ACT AREA AGREEMENT WITH “PROJECT CRUNCH”; AND DECLARING AN EMERGENCY.**

Brief Description: “Project Crunch” is currently looking to purchase 35 acres at Season’s Greene to build a 200,000 - 250,000 square foot centralized robotic warehousing storage and fulfillment center located at Patriot Parkway and Seasons Road.

Attachments: [Resolution No. 21-92](#)

Mrs. Bigham commented that postponing this matter seems to contradict the need for emergency language.

Mayor Shubert read the title of Resolution No. 21-92. He stated that this Resolution has previously had three readings, and staff has recommended that Council postpone action.

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to postpone Resolution No. 21-92 to the meeting of December 21, 2021. Mayor Shubert announced postponement of the Resolution after the motion carried by the following vote:

Aye: 6 - Mr. Sutton, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Foster and Mrs. Kowalski

- D. [21-99](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$7,725,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING CITY-OWNED PROPERTY LOCATED AT 5810 HUDSON DRIVE BY CONSTRUCTING, FURNISHING EQUIPPING AND OTHERWISE IMPROVING (i) A NEW SALT STORAGE FACILITY AND (ii) A NEW BUS MAINTENANCE AND STORAGE FACILITY AND CLEARING, IMPROVING AND EQUIPPING THE SITE.**

Brief Description: This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the sale of notes to finance the cost of the new bus garage and salt storage facility.

Attachments: [Fiscal Officer's Certificate](#)
[Ordinance No. 21-99](#)

Mayor Shubert read the title of Ordinance No. 21-99, which constituted its third reading.

A motion was made by Mr. Wooldredge, seconded by Mrs. Bigham, to pass Ordinance No. 21-99. Mayor Shubert announced passage of the Ordinance after the motion carried by the following vote:

Aye: 6 - Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski and Mr. Sutton

- E. [21-100](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$740,000 OF TAXABLE ECONOMIC DEVELOPMENT NONTAX REVENUE BOND ANTICIPATION NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING APPROXIMATELY 4.0 ACRES OF REAL PROPERTY LOCATED NEAR THE SOUTHWEST CORNER OF OWEN BROWN STREET AND MORSE ROAD.**

Brief Description: This ordinance allows for the refinancing of existing financial obligations of the City. It allows for the rollover of note proceeds used to pay for the former Windstream property at 100 Owen Brown Street, purchased as part of the Downtown Phase II Project.

Attachments: [Ordinance No. 21-100](#)

Mayor Shubert read the title of Ordinance No. 21-100, which constituted its third reading.

A motion was made by Mr. Wooldredge, seconded by Mrs. Bigham, to pass Ordinance No. 21-100. Mayor Shubert announced passage of the Ordinance after the motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Mr. Sutton and Mr. Wooldredge

- F. [21-101](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,000,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY'S ELECTRIC SYSTEM BY ACQUIRING AND INSTALLING A NEW DISTRIBUTION TRANSFORMER, TOGETHER WITH THE NECESSARY REGULATORS, CONTROL EQUIPMENT AND APPURTENANCES THERETO.**

Brief Description: This ordinance allows for the financing of Hudson Public Power's replacement of a distribution transformer at its' Eastside substation (located on Stow Road, across the street from Hudson City School District's

baseball complex).

Attachments: [Fiscal Officer's Certificate](#)
 [Ordinance No. 21-101](#)

Mayor Shubert read the title of Ordinance No. 21-101, which constituted its third reading.

A motion was made by Mr. Wooldredge, seconded by Mrs. Kowalski, to pass Ordinance No. 21-101. Mayor Shubert announced passage of the Ordinance after the motion carried by the following vote:

Aye: 6 - Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Mr. Sutton, Mr. Wooldredge and Mrs. Bigham

G. [21-102](#)

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$850,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL AND SIDEWALKS IN VARYING WIDTHS ALONG BARLOW ROAD, TOGETHER WITH ALL NECESSARY DRAINAGE AND RELATED IMPROVEMENTS AND APPURTENANCES THERETO.

Brief Description: This ordinance allows for the financing of the sidewalk/trail installation on West Barlow Road from State Route 91 to Nicholson Drive.

Attachments: [Fiscal Officer's Certificate](#)
 [Ordinance No. 21-102](#)

Mayor Shubert read the title of Ordinance No. 21-102, which constituted its third reading.

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to pass Ordinance No. 21-102. Mayor Shubert announced passage of the Ordinance after the motion carried by the following vote:

Aye: 6 - Mr. Foster, Mrs. Kowalski, Mr. Sutton, Mr. Wooldredge, Mrs. Bigham and Mr. DeSaussure

H. [21-103](#)

A RESOLUTION AFFIRMING THE CITY MANAGER'S ACTION TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH MICHAEL MITOV AND LISA MITOV TO ACQUIRE REAL PROPERTY LOCATED AT 2217 RAVENNA STREET (PERMANENT TAX PARCEL NUMBERS 30-00969 AND 30-03461) IN THE CITY OF HUDSON, OHIO, FOR PUBLIC PURPOSES; AND DECLARING AN EMERGENCY.

Brief Description: As a condition precedent to the purchase and sale agreement for the property located at 2217 Ravenna Street going into effect, Council must authorize said agreement. This resolution affirms the City Manager's action of entering into the agreement and authorizes the purchase of property located at 2217 Ravenna Street, including approximately 7.26 acres on two adjacent parcels (#30-00969 & 30-03461) for future public purposes. (See ALTA map attached.)

Attachments: [2217 Ravenna St ALTA Survey Map](#)
[Resolution No. 21-103](#)

Mr. Sutton recused himself and left the meeting room at 8:45 p.m. He re-entered the room at 8:47 p.m. after passage of Resolution No. 21-103.

Mayor Shubert read the title of Resolution No. 21-103, which constituted its third reading.

A motion was made by Mr. Wooldredge, seconded by Mr. Foster, to pass Resolution No. 21-103. Mayor Shubert announced passage of the Resolution after the motion carried by the following vote:

Aye: 5 - Mrs. Kowalski, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Foster

Recused: 1 - Mr. Sutton

- I. [21-113](#) **AN ORDINANCE AMENDING SECTION 1048.02, “RATE SCHEDULES,” OF THE STREETS, UTILITIES AND PUBLIC SERVICES CODE TO ADOPT ADJUSTMENTS TO THE ELECTRIC POWER SUPPLY COST ADJUSTMENT FACTOR IN THE SCHEDULE OF CHARGES.**
- Brief Description:*** The City’s Public Works Department has completed the electric rate and cost of service study with Power Consultants Courtney & Associates. The consulting firm presented the study’s results to City Council on July 13th and recommended a 5.1% adjustment to the Power Supply Cost Adjustment Factor (PSCAF) formula. Staff is recommending City Council implement the adjustments in conjunction with the January 2022 billing cycle.
- Attachments: [Current vs Proposed Power Cost Comparison - 12 Month History](#)
[Rate Comparison-C&A 2021](#)
[Current Formula for Power Supply Cost Adjustment Factor \(2021\)](#)
[Minimum Customer Charges](#)
[Notice of Public Hearing on 10.19.2021](#)
[Ordinance No. 21-113](#)

Mayor Shubert read the title of Ordinance No. 21-113, which constituted its second reading.

- J. [21-114](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWO-YEAR EXTENSION TO THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH THE ALLSTATE INSURANCE COMPANY; AND DECLARING AN EMERGENCY.**
- Brief Description:*** In 2021 City Council approved an extension of the of the current “E” rate development agreement with the Allstate Insurance Company located on Executive Parkway in Hudson Ohio. To allow for the completion of the 2021 electric rate and cost of service study, Council temporarily extended the agreement from July 1, 2021 to September 1, 2021 and again from September 1,

2021 to November 30, 2021. As the Rate Study has now been completed, and based on the consultant's recommendation, staff seeks to continue the current "E" rate for an additional two (2) year term.

Attachments: [Resolution No. 21-114](#)

Mayor Shubert read the title of Resolution No. 21-114, which constituted its second reading.

- K. [21-115](#) **AN ORDINANCE AMENDING CHAPTER 876, "SHORT-TERM RENTAL OPERATIONS," OF THE BUSINESS REGULATION CODE OF THE CITY OF HUDSON.**
Brief Description: Amendment to the Short-Term Rental regulations of the City of Hudson.

Attachments: [Council Memo Short-Term Rentals 9.23.21](#)
[Ordinance No. 20-160 \(passed 2.2.2021\)](#)
[Ordinance No. 21-115 \(proposed amendment highlighted 11.9.2021\)](#)
[Ordinance No. 21-115 \(as revised 11.9.2021\)](#)

Mayor Shubert read the title of Ordinance No. 21-115, which constituted its second reading.

- L. [21-116](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH FAIRMOUNT PROPERTIES, LLC FOR THE SALE OF THE REAL PROPERTY LOCATED IN THE DOWNTOWN AREA ADJACENT TO THE FIRST & MAIN DEVELOPMENT IN THE CITY OF HUDSON, OHIO; AND DECLARING AN EMERGENCY.**
Brief Description: This Resolution will authorize the sale of properties currently owned by the City in the Downtown Phase 2 area to Fairmount Properties.

Attachments: [Downtown Phase 2 - Fairmount Conceptual Plan 9.29.2021 \(Updated\)](#)
[Resolution No. 21-116 \(as revised 11.9.2021\)](#)

Mayor Shubert read the title of Resolution No. 21-116, which constituted its second reading.

- M. [21-123](#) **A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2022.**
Brief Description: The City is not removing the Growth Management Allocation System; however, because of no appreciable population change, the system would not be implemented for 2022.

Attachments: [GMA Annual Report to City Council 10.21 for year 2022](#)
[Notice of Public Hearing on 11.9.2021](#)
[Resolution No. 21-123](#)

Mayor Shubert read the title of Resolution No. 21-123, which constituted its first reading.
He announced that a public hearing for this Resolution was scheduled for November 9, 2021.

- N. [21-124](#) **A RESOLUTION ADOPTING IN CONCEPT THE CITY OF HUDSON FIVE-YEAR PLAN 2022-2026.**
Brief Description: This resolution adopts in concept the City’s Five-Year Plan.
Attachments: [2022 - 2026 Five-Year Plan - Final Draft \(11.9.2021\)](#)
 [Summary of Changes to 2022-2026 Five Year Plan \(11.9.2021\)](#)
 [Resolution No. 21-124](#)

Mayor Shubert read the title of Resolution No. 21-124, which constituted its first reading.

- O. [21-125](#) **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, 2022 AND ENDING DECEMBER 31, 2022.**
Brief Description: This Ordinance establishes the City’s budget for 2022.
Attachments: [Ordinance No. 21-125 \(as revised 11.9.2021\)](#)

Mayor Shubert read the title of Ordinance No. 21-125, which constituted its first reading.

- P. [21-126](#) **AN ORDINANCE AMENDING CHAPTER 1207.17, “SIGNS,” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT REVISIONS TO SIGN ILLUMINATION STANDARDS.**
Brief Description: Proposed amendment to revise regulations related to internal illumination of signs within District 6 Western Hudson Gateway and District 8 Industrial/Business Park.
Attachments: [Sign Illumination Exhibit](#)
 [Planning Commission Recommendation](#)
 [Ordinance No. 21-126](#)
 [Ordinance No.21-126 \(as recommended by PC 11.8.21\)](#)

Mayor Shubert read the title of Ordinance No. 21-126, which constituted its first reading; and pursuant to the Land Development Code, this Ordinance was referred to the Planning Commission.

12. Executive Session

A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to enter into executive session to consider a personnel matter concerning the employment of a public employee. Mayor Shubert recessed the meeting at 8:50 p.m. after the motion carried by the following vote:

Aye: 6 - Mr. Sutton, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Foster and Mrs. Kowalski

Mayor Shubert reconvened the meeting at 9:08 p.m.

13. Adjournment

There being no further business, Mayor Shubert adjourned the Council meeting at 9:08 p.m.

Craig A. Shubert, 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.