



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)
Michael W. Bird, Council Member (Ward 4)
Patricia L. Goetz, Council Member (Ward 1)
Karen E. Heater, Council Member (At-Large)
Nicole V. Kowalski, Council Member (At-Large)
Skylar J. Sutton, Council Member (Ward 3)

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

Tuesday, March 4, 2025

6:45 PM

Town Hall
27 East Main Street

Executive Session to begin at 6:45 p.m.; followed by Regular Council meeting at 7:30 p.m.

1. **Call to Order**

2. **Executive Session**

To interview applicants for the Military and Veterans' Commission.

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

4. **Roll Call**

5. **Approval of the Minutes**

A. [25-0030](#)

Minutes of Previous Council Meetings

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

Attachments: [February 18, 2025 Council Meeting Minutes - Draft](#)
[February 25, 2025 Council Workshop Minutes - Draft](#)

6. Public Hearing

- A. [25-44](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR CHARLES P. AND SUSAN ROBINSON, 7936 RAVENNA ROAD, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

Brief Description: Mr. and Mrs. Robinson have submitted the attached Application for Placement of Farmland in an Agricultural District for property located at 7936 Ravenna Road in Hudson.

Attachments: [Application - Robinson, 7936 Ravenna Rd](#)
[7936 Ravenna Rd CD Inspection 2.12.25](#)
[Resolution No. 25-44](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

7. Public Comments**8. Correspondence and Council Comments****9. Report of Manager****10. Appointments**

Council is accepting applications for a partial term on Planning Commission and two full terms on the Board of Tax Review.

11. Consent Agenda

- A. [25-30](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDING FROM THE STATE OF OHIO FOR THE BOSTON MILLS TRAIL BRIDGE IMPROVEMENTS.**

Brief Description: The City of Hudson has been awarded the State Capital Budget Grant in the amount of \$250,000 to fund a portion of the Boston Mills Trail Bridge Improvement Project.

Attachments: [Staff Report - Grant Acceptance - Boston Mills Trail Bridge](#)
[Resolution No. 25-30](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

B. [25-31](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR AN AARP 2025 COMMUNITY CHALLENGE GRANT.**

Brief Description: AARP awards annual grant funding that benefits residents, especially those 50+, by improving public spaces, adding transportation or mobility options, supporting an array of housing options, increasing digital connections, or supporting community resilience. The City could receive up to \$25,000 in grant funding for public wi-fi improvement on the downtown greens, including replacement of outdated infrastructure.

Attachments: [Staff Report - AARP 2025 Community Challenge Grant](#)
[ATTACHMENT A - Memo - 2025 Downtown Wireless](#)
[Wireless Deployment Zones 8 x11](#)
[Resolution No. 25-31](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

C. [25-32](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE SAFE ROUTES TO SCHOOL GRANT.**

Brief Description: The Ohio Department of Transportation (ODOT) awards Safe Routes to School funding to support the development and implementation of projects and activities that encourage children to walk or bike to school. The City is eligible to receive up to \$1,000,000 in grant funding for a proposed sidewalk project identified in its School Travel Plan.

Attachments: [Staff Report - Safe Routes to Schools](#)
[Hudson Schools Letter of Support](#)
[School Travel Plan - Approved 2024.10.01](#)
[2025 SRTS Project Map - Stow Rd Sidewalk](#)
[Infrastructure Ordinance Example Provided by ODOT](#)
[Resolution No. 25-32](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

D. [25-33](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND TO ENTER INTO A CONTRACT FOR THE 10' TRAIL ALONG BOSTON MILLS ROAD BETWEEN EXECUTIVE PARKWAY AND LAKE FOREST DRIVE AND FOR A SIDEWALK ALONG LAKE FOREST DRIVE BETWEEN BOSTON MILLS ROAD AND ESSEX ROAD.**

Brief Description: The project includes the installation of a new 10' trail along Boston Mills Road starting at the existing trail west of Omni Lake Parkway and extending east to Lake Forest Drive and a new 5-foot wide sidewalk along the east side of Lake Forest Drive between Boston Mills Road and Essex Road. The project will also include the realignment of the intersection of Boston Mills Road and Lake Forest Drive.

Attachments: [Pedestrian Facility on Bridge Memo 2025.02.25](#)

[Letter from Summit Co. Engineer's Office](#)

[Boston Mills Trail Exhibit](#)

[Lake Forest Drive Exhibit](#)

[Resolution No. 25-33](#)

Legislative History

1/14/25 City Council Workshop postponed

2/25/25 City Council Workshop item forwarded to the City Council

E. [25-34](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT A LIGHTING EQUIPMENT DONATION FROM JACK DUFFY AND ASSOCIATES ON BEHALF OF HUDSON PARKS.**

Brief Description: This project involves a donation from Jack Duffy and Associates as they have offered to donate light poles and hardware to the Hudson Parks towards the installation of lighting of six pickleball courts at Barlow Farm Park.

Attachments: [Resolution No. 25-34](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

F. [25-35](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO ACCEPT DONATED FUNDING FROM HUDSON COMMUNITY FOUNDATION FOR LIGHTING SIX PICKLEBALL COURTS ON BEHALF OF HUDSON PARKS.**

Brief Description: The Hudson Community Foundation has collected \$90,000 from a resident lighting fundraising group. These funds will be used to bid out lighting six pickleball courts in 2025.

Attachments: [Resolution No. 25-35](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

- G. [25-36](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SOFTWARE RENEWAL CONTRACT WITH BRIGHTLY SOFTWARE INC FOR SOFTWARE AND ASSOCIATED SERVICES PERTAINING TO ASSET AND WORKFLOW MANAGEMENT PROGRAM FOR CITY SERVICES AND OPERATIONS; AND DECLARING AN EMERGENCY.**

Brief Description: The City's Public Works Department utilizes an asset work order management software program to manage PW call center requests, work schedules and inventory on an annual basis. This software is called Asset Essentials.

Attachments: [Resolution No. 25-36](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

- H. [25-37](#) **A RESOLUTION AMENDING RESOLUTION NO. 24-96 TO INCREASE FUNDING FOR THE ELLSWORTH MEADOWS GOLF COURSE - HOLE 17 RETAINING WALL INSTALLATION; AND DECLARING AN EMERGENCY.**

Brief Description: Hole 17 at the Ellsworth Meadows Golf Course has a long pond that due to wave action, is experiencing significant erosion along the fairway and green. Staff received permission to bid and award this project based on a budgeted amount.

Attachments: [Resolution No. 24-96](#)

[Bid Tabulation](#)

[Resolution No. 25-37](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

- I. [25-38](#) **A RESOLUTION AMENDING RESOLUTION NO. 23-162 TO INCREASE FUNDING FOR THE SNOW AND ICE CONTROL PROGRAM CONTRACT FOR PUBLIC PROPERTIES.**

Brief Description: This Resolution authorized the advertisement, receipt of bids and award of contracts for capital items, services, equipment, and materials and supplies for Public Works operations as included in the approved 2024 Annual Budget. Requested amounts for services contracts are based on historical expenditures.

Attachments: [Resolution No. 23-162](#)

[Resolution No. 25-38](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

- J. [25-39](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH CIUNI & PANICHI, INC. FOR THE PREPARATION OF THE CITY'S 2024 ANNUAL FINANCIAL STATEMENTS.**

Brief Description: This is a contract with an accounting firm to assist staff in the preparation of the 2024 annual financial statements.

Attachments: [Engagement Letter 2024 \(Hudson\) - CP SIGNED](#)
 [Resolution No. 25-39](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

- K. [25-40](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MR. DANIEL STEIDL FOR THE PURCHASE OF A 14.75 ACRES OF PARCEL 3202675 LOCATED ON SOUTH MAIN STREET; AND DECLARING AN EMERGENCY.**

Brief Description: The City of Hudson is interested in the purchase of approximately 14.75 acres of a 19.5-acre parcel located on South Main Street otherwise identified by the Summit County Auditor as Parcel #3202675. The land is currently owned by Mr. Daniel Steidl, a private resident located at 178 South Main Street, Hudson, Ohio.

Attachments: [Exhibit A - Location Map](#)
 [Resolution No. 25-40](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

- L. [25-41](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH OWNERS OF A PROPERTY LOCATED AT PARCEL #3201646, FOR THE PURCHASE OF A 14.22 ACRES OF A 16.9 ACRE PARCEL; AND DECLARING AN EMERGENCY.**

Brief Description: The City of Hudson is interested in the purchase of approximately 14.22 acres of a 16.9-acre parcel located on South Main Street otherwise identified by the Summit County Auditor as Parcel #3201646. The land is currently owned by the following parties: Arthur Stokes, Jr., David Little, Kathleen Little Clites, Margaret Little Martinez, Allan J. Stokes Trustee, and Kim S. Stokes and Donald Lee Cook Trustee.

Attachments: [Exhibit A - Location Map](#)
 [Resolution No. 25-41](#)

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

- M. [25-42](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MR. ARTHUR JOSEPH JR. AND NANCY L. STOKES, OWNERS OF A PROPERTY LOCATED AT PARCEL #3201642, FOR THE PURCHASE OF 6.66 ACRES OF AN 11.5 ACRE PARCEL; AND DECLARING AN EMERGENCY.**

Brief Description: The City of Hudson is interested in the purchase of approximately 6.66 acres of an 11.5-acre parcel located on South Main Street otherwise identified by the Summit County Auditor as Parcel #3201642. The land is currently owned by Arthur Joseph Jr. and Nancy L. Stokes, residing at 100 Stokes Lane, Hudson, Ohio.

Attachments: [Exhibit A - Location Map](#)
 [Resolution No. 25-42](#)

Legislative History

2/25/25	City Council Workshop	item forwarded to the City Council
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12. Legislation

- A. [25-22](#) **AN ORDINANCE CODIFYING THE RIGHT OF PUBLIC COMMENT AT ANY BOARD OR COMMISSION MEETING AND ESTABLISHING RULES FOR PUBLIC COMMENT.**

Brief Description: The City of Hudson is interested in defining an ordinance which requires boards/commissions to accept a comment from the public (provided the topic is relevant to the board), and also provide them with the tools to reject comments which are not relevant to them.

Attachments: [Ordinance No. 25-22](#)

Third Reading

Legislative History

1/28/25	City Council Workshop	item forwarded to the City Council
2/4/25	City Council	first reading
2/11/25	City Council	item forwarded to the City Council
2/18/25	City Council	second reading
2/25/25	City Council Workshop	item forwarded to the City Council

- B. [25-23](#) **AN ORDINANCE CREATING SECTION 220.03(n) OF THE CODIFIED ORDINANCES OF THE CITY OF HUDSON IN ORDER TO STREAMLINE PARLIAMENTARY PROCEDURES FOR THE ADOPTION OF LEGISLATION WITH ANY AMENDMENTS OR SUBSTITUTIONS; AND DECLARING AN EMERGENCY.**

Brief Description: This new rule change is to reestablish prior practice of moving to adopt legislation with certain, specified amendments without having to first put the item up for discussion through a simple motion to adopt.

Attachments: [Ordinance No. 25-23](#)

Third Reading

Legislative History

1/28/25	City Council Workshop	item forwarded to the City Council
2/4/25	City Council	first reading
2/11/25	City Council	item forwarded to the City Council
2/18/25	City Council	second reading
2/25/25	City Council Workshop	item forwarded to the City Council

C. [25-29](#)**A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. SECTION 929.02 FOR BROWN FARMS ONE, LLC, BROWN FARMS TWO, LLC, AND SHERYL J. BROWN, TRUSTEE, 34 WELLGATE DRIVE, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

Brief Description: The Brown family has submitted a renewal Application for Placement of Farmland in an Agricultural District for five (5) properties, totaling approximately 63.02 acres, located off of Barlow Road and Seasons Road in Hudson.

Attachments: [Agricultural Use exemption application - Brown Farms](#)
 [Brown Farms - subject parcels](#)
 [Brown Farms CD Inspection 2.3.25](#)
 [Resolution No. 25-29](#)

*Second Reading***Legislative History**

2/11/25	City Council	item forwarded to the City Council
2/18/25	City Council	public hearing held
2/18/25	City Council	first reading
2/25/25	City Council Workshop	item forwarded to the City Council

D. [25-43](#)**AN ORDINANCE AMENDING CHAPTERS 1205.04, 1205.06, 1205.07, 1205.11, AND 1206.01 OF THE LAND DEVELOPMENT CODE TO REMOVE TOWNHOMES FROM ALL ZONING DISTRICTS EXCEPT DISTRICT 5 VILLAGE CORE DISTRICT.**

Brief Description: Proposed amendment to the Land Development Code to limit townhomes as a allowable dwelling unit type to District 5 Village Core District.

Attachments: [Exhibit A: Townhomes Ordinance](#)
 [Ordinance No. 25-43](#)

*First Reading and Referral to Planning Commission***Legislative History**

2/25/25	City Council Workshop	item forwarded to the City Council
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- E. [25-44](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR CHARLES P. AND SUSAN ROBINSON, 7936 RAVENNA ROAD, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

Brief Description: Mr. and Mrs. Robinson have submitted the attached Application for Placement of Farmland in an Agricultural District for property located at 7936 Ravenna Road in Hudson.

Attachments: [Application - Robinson, 7936 Ravenna Rd](#)
 [7936 Ravenna Rd CD Inspection 2.12.25](#)
 [Resolution No. 25-44](#)

First Reading

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

- F. [25-45](#) **A RESOLUTION DECLARING A 3-MONTH MORATORIUM ON ACCEPTING FOR FILING AND CONSIDERATION, REVIEW AND APPROVAL OF ALL NEW APPLICATIONS FOR MARIJUANA RELATED ACTIVITIES IN THE CITY OF HUDSON; AND DECLARING AN EMERGENCY.**

Brief Description: A proposed resolution to extend a moratorium regarding marijuana related activities.

Attachments: [Staff Memo regarding state law allowances for moratorium and info on dispensary regulations 2.27.25](#)
 [Resolution No. 25-45](#)

First Reading

Staff requests a motion to suspend the rules and a motion to amend.

Legislative History

2/25/25 City Council Workshop item forwarded to the City Council

13. 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.