



# City of Hudson, Ohio

## Meeting Minutes - Draft

### City Council

*David A. Basil, Mayor*

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

*Beth A. Bigham, Council Member (Ward 4)*

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

*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)*

*Jane Howington, City Manager*

*Matthew J. Vazzana, City Solicitor*

*R. Todd Hunt, Special Counsel*

*Elizabeth A. Slagle, Clerk of Council*

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Tuesday, September 18, 2018

6:30 PM

Town Hall

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#### 1. Call to Order

**In the absence of Mayor Basil, President of Council Wooldredge called to order the meeting of Hudson City Council at 6:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.**

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

*Mr. DeSaussure arrived at 6:31 p.m.*

*Mayor Basil arrived at 6:35 p.m.*

*Mrs. Bigham arrived at 6:41 p.m.*

*Mr. Weinstein arrived at 7:23 p.m.*

*Staff in attendance: Mrs. Slagle, Clerk of Council.*

#### 2. Executive Session

**A motion was made by Dr. Williams, seconded by Mr. Hanink, to enter into executive session to interview applicants for the Architectural & Historic Board of Review. Mr. Wooldredge recessed the meeting at 6:30 p.m. after the motion carried by the following vote:**

**Aye:** 4 - Mr. Hanink, Mr. Kelemen, Dr. Williams and Mr. Wooldredge

**Excused:** 3 - Mrs. Bigham, Mr. DeSaussure and Mr. Weinstein

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

### 3. Pledge of Allegiance to the Flag

### 4. Roll Call

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

*Staff in Attendance: Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mrs. Slagle, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Griffith, Management/Budget Director; Mrs. Havranek, Human Resources Manager; Mr. Kosco, City Engineer; Mr. Leiter, Production Assistant; and Mr. Sheridan, Assistant City Manager - Professional Services.*

### 5. Approval of the Minutes

#### A. [18-0083](#) Minutes of Previous Council Meetings

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

**Attachments:** [September 4, 2018 Council Meeting - DRAFT](#)

[September 11, 2018 Council Workshop Minutes - DRAFT](#)

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

### 6. Proclamation

#### A. [18-0084](#) Special Recognition of Constitution Week 2018

**Executive Summary:** Mayor Basil will proclaim the week of September 17 - 23, 2018, as "Constitution Week" in Hudson, in recognition of this important document. Brenda Pflaum and Mialie Szymanski will be in attendance to accept this Proclamation on behalf of the David Hudson Chapter of the National Society Daughters of the American Revolution (DAR).

**Attachments:** [Hyperlink - Daughters of the American Revolution \(DAR\)](#)

[Proclamation](#)

*Ms. Pflaum and Ms. Szymanski accepted the Proclamation on behalf of the DAR, and Ms. Pflaum spoke regarding the significance of the United States Constitution.*

**Mayor Basil read this Proclamation in its entirety, recognizing Constitution Week.**

### 7. Public Comments

*Mr. Bill Phipps, 225 Aurora Street, thanked elected officials for serving and commented favorably about recent experiences with the Architectural & Historic Board of Review, Board of Zoning & Building Appeals, and Hudson Public Power. He also shared a concern about the height of a "No parking this side of street" sign on Hudson Street that is not visible, due to its posting at a seven-foot height and being blocked by tree limbs. He said that he had reported the problem to the Public Works Department, but the issue remains. He asked that*

*the sign be lowered to a five-foot height, similar to the height of other signs in the vicinity.*

*Mr. Stan Debro, 32 Warrensburg Circle, said that he appreciates Hudson's beauty as a result of the City's careful planning and zoning efforts. He expressed concerns regarding the Solar Project (Resolution No. 18-122), questioning how the land will be affected, related costs, comparison cost of purchasing green energy from the market, and the 25-year commitment.*

## **8. Correspondence and Council Comments**

*Mr. Kelemen commented regarding the Ad Hoc Committee for Community-Wide Fiber and member attendance at the upcoming Great Lakes Connect seminar in Fairlawn. He stated the objectives for the Committee, as provided for with the establishment of the Committee, and he expressed concern that the seminar will not cover topics that are part of the Committee's objectives.*

*Mr. Wooldredge said that he had met with three of the Ad Hoc Committee members at the request of Ms. Tait, Chair. He stated that the Committee will provide a report for Council within the next few weeks, which will include findings and suggestions.*

## **9. Report of Manager**

*Concerning the Employee Handbook and Personnel Rules (Ordinance No. 18-131), Ms. Howington noted that a letter of introduction is not included with the Ordinance but will be part of the Handbook. She explained that this letter will provide references to the City's organization chart, employee portal and the orientation process, and the letter will be updated administratively as needed.*

*She also commented regarding social media and the need for fact-checking information. She spoke regarding the City's vehicle policy, and she discussed recent changes to the the City's organization and administrative staffing responsibilities.*

## **10. Discussion Items**

*None.*

## **11. Appointments**

**Mr. Wooldredge appointed Mr. DeSaussure as Council Liaison to the Ad Hoc Committee for Community-Wide Fiber.**

### **Appointments**

*Mr. Wooldredge and Mayor Basil thanked all recent applicants for their interest in serving on the Architectural & Historic Board of Review.*

**A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, that Mr. Christopher Bach be appointed to serve on the City's Architectural & Historic Board of Review, to fulfill a term expiring June 20, 2020. The motion carried by the following vote:**

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

## **12. Suspension of the Rules for the Consent Agenda**

**A motion was made by Dr. Williams, 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. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham and Mr. DeSaussure

### **Approval of the Consent Agenda**

**A motion was made by Mr. Wooldredge, seconded by Mr. Hanink, to approve items 12A-E and 12H on the Consent Agenda. The motion carried by the following vote:**

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

- A. [18-0085](#) **A Motion to Acknowledge the Timely Receipt of the August 2018 Monthly Financial Report**  
***Executive Summary:*** Financial summaries are provided each month for Council's review.

***Attachments:*** [August 2018 Financial Report](#)

**This motion was approved on the Consent Agenda.**

- B. [18-131](#) **AN ORDINANCE AMENDING CHAPTER 254 OF THE CODIFIED ORDINANCES ENTITLED "EMPLOYEE HANDBOOK AND PERSONNEL RULES", AS INITIALLY ADOPTED AND AS SUBSEQUENTLY AMENDED FROM TIME TO TIME BY CITY COUNCIL.**  
***Executive Summary:*** This ordinance authorizes amendments to the Employee Handbook and Personnel Rules, as approved by the Personnel Advisory and Appeals Board (PAAB) on August 2, 2018.

***Attachments:*** [Memo to Council regarding Employee Handbook Updates and Revisions 8-17-18](#)  
[Employee Handbook - Red Line Version \(Draft\) \(8-17-18\) FINAL REVISED DRAFT FOR COUNCIL APPROVAL](#)  
[Ordinance No. 18-131](#)

**Ordinance No. 18-131 was passed on the Consent Agenda.**

- C. [18-132](#) **A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE 2019 CAPITAL MAINTENANCE PROGRAMS OF THE CITY OF HUDSON.**  
***Executive Summary:*** This Resolution would authorize the advertisement, receipt of bids and award of contracts for the 2019 five (5) annual road programs that comprise the Annual Capital Maintenance Program. The program includes: Line Striping, Crack Sealing, Concrete Replacement, Sidewalk Connectivity, and Asphalt Resurfacing.

***Attachments:*** [Resolution No. 18-132](#)

**Resolution No. 18-132 was passed on the Consent Agenda.**

- D. [18-133](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT ACT AGREEMENT WITH MANNESCHI & BENEDETTI PROPERTIES, LLC AND CEIA USA LTD. FOR PARCEL #6 AT HUDSON CROSSING PARKWAY; AND DECLARING AN EMERGENCY.**
- Executive Summary:*** Manneschi & Benedetti Properties, LLC desires to relocate CEIA USA Ltd. from Twinsburg to Hudson and to construct an approximate 100,000 square-foot commercial / industrial corporate headquarters building on Lot #6 of Hudson Crossing Parkway in Hudson Crossing Business Park, provided the appropriate development incentives are available to support the economic viability of their project.
- Attachments:***      [CRA Application - Manneschi & Benedetti Properties, LLC / CEIA USA Ltd.](#)  
[CRA Application - addendum \(9-14-18\)](#)  
[Certified BOE Resolution - M & B Properties / CEIA \(approved 9-10-18\)](#)  
[Resolution No. 18-133](#)

Resolution No. 18-133 was passed on the Consent Agenda.

- E. [18-134](#)      **A RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF HUDSON AND THE HUDSON CITY SCHOOL DISTRICT FOR TAX SHARING RELATED TO A COMMUNITY REINVESTMENT ACT AGREEMENT ENTERED INTO BETWEEN THE CITY, MANNESCHI & BENEDETTI PROPERTIES, LLC, AND CEIA USA LTD. FOR CONSTRUCTION OF A NEW CORPORATE HEADQUARTERS IN HUDSON; AND DECLARING AN EMERGENCY.**
- Executive Summary:*** This Resolution is necessary to authorize a Tax Sharing Agreement between the City and the Hudson City School District, related to a Community Reinvestment Act (CRA) Agreement with Manneschi & Benedetti Properties, LLC and CEIA USA Ltd.
- Attachments:***      [Certified BOE Resolution - M & B Properties / CEIA \(approved 9-10-18\)](#)  
[Proposed Tax Sharing Agreement - M & B Properties / CEIA](#)  
[Resolution No. 18-134](#)

Resolution No. 18-134 was passed on the Consent Agenda.

- H. [18-137](#)      **A RESOLUTION AFFIRMING THE ACCEPTANCE BY THE CITY MANAGER'S DESIGNEE OF A FIRE PREVENTION AND SAFETY GRANT FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY; AND DECLARING AN EMERGENCY.**
- Executive Summary:*** The purpose of the Fire Prevention & Safety Grant Program is to enhance the safety of the public and firefighters with respect to fire and fire-related hazards by assisting fire prevention programs and supporting firefighter health and safety research and development. The City has accepted a grant of \$47,048.00, and there is a matching obligation of \$2,352.00.
- Attachments:***      [Resolution No. 18-137](#)

Resolution No. 18-137 was passed on the Consent Agenda.

### Items Removed from the Consent Agenda

- F. [18-135](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT ACT AGREEMENT WITH PREMIER COMMERCIAL REALTY, LLC AND OPTION CARE ENTERPRISES, INC. FOR PARCEL #7 AT HUDSON CROSSING PARKWAY; AND DECLARING AN EMERGENCY.**
- Executive Summary:** Premier Commercial Realty, LLC desires to construct a 42,000 square-foot regional compounding center on Lot #7 of Hudson Crossing Parkway in Hudson Crossing Business Park for Option Care Enterprises, which is currently located in Brecksville and desirous of relocating to Hudson, provided the appropriate development incentives are available to support the economic viability of their project.
- Attachments:**      [CRA Application - Premier Commercial Realty and Option Care Enterprises](#)  
[Certified BOE Resolution - Premier and Option Care \(approved 9-10-18\)](#)  
[Resolution No. 18-135](#)

*Mrs. Bigham requested that Resolution No. 18-135 be removed from the Consent Agenda.*

**A motion was made by Mrs. Bigham, seconded by Mr. Wooldredge, to suspend the rule requiring three readings to allow for passage of Resolution No. 18-135. The motion carried by the following vote:**

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

*Ms. Bigham commented regarding Resolution Nos. 18-135 and 18-136, concerning Premier and Option Care. She asked if the City was assuming a risk with Option Care leasing the property for 10 years, when the proposed abatement is for 15 years. Mr. Vazzana explained that the CRA Agreement will be evaluated annually, and Council can amend the Agreement if stated employment goals are not met. Responding to Ms. Bigham's question about the developer's role, Mr. Frank Black of Premier said that the savings will be passed through to Option Care.*

**A motion was made by Mrs. Bigham, seconded by Mr. Wooldredge, to pass Resolution No. 18-135. The motion carried by the following vote:**

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

- G. [18-136](#)      **A RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF HUDSON AND THE HUDSON CITY SCHOOL DISTRICT FOR TAX SHARING RELATED TO A COMMUNITY REINVESTMENT ACT AGREEMENT ENTERED INTO BETWEEN THE CITY, PREMIER COMMERCIAL REALTY, AND OPTION CARE ENTERPRISES, INC. FOR CONSTRUCTION OF A NEW CORPORATE HEADQUARTERS IN HUDSON; AND DECLARING AN EMERGENCY.**
- Executive Summary:** This Resolution is necessary to authorize a Tax Sharing Agreement between the City and the Hudson City School District, related to a Community Reinvestment Act (CRA) Agreement with Premier Commercial Realty

and Option Care Enterprises.

Attachments:     [Certified BOE Resolution - Premier and Option Care \(approved 9-10-18\)](#)  
                          [Proposed Tax Sharing Agreement - Premier and Option Care](#)  
                          [Resolution No. 18-136](#)

*Mrs. Bigham requested that Resolution No. 18-136 be removed from the Consent Agenda.*

**A motion was made by Mrs. Bigham, seconded by Mr. DeSaussure, to suspend the rule requiring three readings to allow for passage of Resolution No. 18-136. The motion carried by the following vote:**

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

*See discussion relating to Resolution No. 18-135. No additional discussion was held.*

**A motion was made by Mr. Wooldredge, seconded by Mr. Hanink, to pass Resolution No. 18-136. The motion carried by the following vote:**

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

### 13. Legislation

#### A. [18-122](#)

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A SOLAR POWER PURCHASE AGREEMENT AND A PROPERTY EASEMENT AGREEMENT WITH HUDSON SHINES LLC.**

**Executive Summary:** At the July 10, 2018 Council meeting the City's power consultant Mr. John Courtney recommended that the City move forward with purchasing power from a solar photovoltaic system to be located on a portion of the City's Hines Hill Property. The system would be interconnected to the City's public electric grid (behind the meter). Mr. Courtney also reviewed the submitted KWh pricing and the property easement language for the project. Per the agreements, Hudson Shines LLC, the recommended developer, is to design, construct, own and operate a 2 MW photovoltaic system and provide 100% of the energy production to the City of Hudson at a fixed price for a 25-year term. Hudson Shines LLC will be the exclusive owner and operator of the system and is responsible for meeting all local, state and federal requirements with regards to the solar power system design, construction and operation. The project map has been attached for reference.

Attachments:     [YDC Property Solar Project Limits](#)  
                          [Hudson Solar Project - Preliminary Site Plan](#)  
                          [Ordinance No. 18-122](#)

**Mayor Basil read the title of Ordinance No. 18-122, which constituted its third reading.**

**A motion was made by Mr. Kelemen, seconded by Mrs. Bigham, to postpone Ordinance No. 18-122 until November 6, 2018. The motion carried by the following vote:**

**Aye:** 4 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen and Mrs. Bigham

**Nay:** 3 - Mr. Weinstein, Dr. Williams and Mr. Wooldredge

- B.**        [18-129](#)        **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH M. CAMPBELL CONTRACTING, LLC FOR THE HUDSON DRIVE WATERLINE EXTENSION PROJECT; AND DECLARING AN EMERGENCY.**

***Executive Summary:*** This project will involve the installation of a new 12” watermain to provide drinking water and fire suppression to properties along Hudson Drive near the Hudson Gate Drive intersection.

***Attachments:***        [Exhibit A - Locaton Map](#)  
                                 [Bid Tabulation - Akron Option](#)  
                                 [Resolution No. 18-129](#)

Mayor Basil read the title of Resolution No. 18-129, which constituted its second reading.

- C.**        [18-130](#)        **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LOCKHART CONCRETE COMPANY FOR THE HUDSON DRIVE WATERLINE EXTENSION PROJECT; AND DECLARING AN EMERGENCY.**

***Executive Summary:*** This project will involve the installation of a new 12” watermain to provide drinking water and fire suppression to properties along Hudson Drive near the Hudson Gate Drive intersection.

***Attachments:***        [Exhibit A - Location Map](#)  
                                 [Bid Tabulation - Metro RTA Option](#)  
                                 [Resolution No. 18-130](#)

Mayor Basil read the title of Ordinance No. 18-130, which constituted its second reading.

#### **14. Executive Session**

A motion was made by Mr. Wooldredge, seconded by Mr. Hanink, to enter into executive session to consider a personnel matter regarding the employment of a public employee. Mayor Basil recessed the meeting at 8:12 p.m. after the motion carried by the following vote:

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

*Mayor Basil reconvened the regular meeting at 9:59 p.m.*



**15. Adjournment**

There being no further business, Mayor Basil adjourned the Council meeting at 10:00 p.m.

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**David A. Basil, Mayor**

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**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.*