



City of Hudson, Ohio

Meeting Minutes - Final City Council Workshop

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, July 27, 2021

7:30 PM

Town Hall
27 East Main Street

1. Call to Order

President of Council Wooldredge called to order the workshop 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.

Present: 6 - Mrs. Bigham, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

Absent: 1 - Mr. DeSaussure

Others & Staff in Attendance: Mayor Shubert; Ms. Howington, City Manager; Mrs. Chapman, Business Operations Manager; Ms. Davey, Associate Planner; Ms. Fernandez, Data Management Analyst; Mr. Hannan, Community Development Director; Mr. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; Mr. Powell, Assistant Public Works Director; and Mr. Sheridan, Assistant City Manager - Professional Services.

2. Correspondence and Council Comments

Mr. Sutton stated that there was an incident at the last Council meeting with two audience members, and reminded everyone that this is an area for civil discourse, and it will not be tolerated.

Mr. Foster provided an update on the Planning Commission meeting that was held on July 26, 2021. He further stated that Western Reserve Land Conservancy funded the purchase of the property near O'Brien Cemetery.

Ms. Schlademan encouraged residents to watch this month's Hudson Headlines, as it pertains to recycling.

Mrs. Bigham provided an update on the Cemetery Board meeting that was held on July 21, 2021. She further mentioned that the Cemetery Board will be hosting an event to tour the cemeteries, which will be held close to Halloween.

3. Discussion Items

A. [21-0054](#) **Continued discussion of the potential purchase and renovations of Georgetown Road properties for the operations of the Public Works Service Division**

Brief Description: City Staff will present more extensive financial data regarding the three (3) PW facility options, which include the purchase and renovations of the Georgetown properties, remaining in the current leased space, and constructing a new facility.

Attachments: [Public Works Facility Analysis 7-27-2021](#)

Mrs. Chapman and Ms. Fernandez presented an analysis on the 3 proposed options for future operations of the Public Works Service Division. Those options were: purchase and renovations of Georgetown Road properties, remaining in the current leased spaced, and construction of a new facility. Discussion followed that included life cycle costs, operational costs, life span of current Hudson Public Power building on Hudson Gate Drive, and keeping Hudson Public Power separate from Public Works. There was consensus for staff to move forward with research and analysis of building a new Public Works Facility and keeping Hudson Public Power at its current facility. Staff will return to Council at a later date with the information they have compiled.

This matter was discussed.

B. [21-0062](#) **Short Term Rental Follow-Up**
Brief Description: Discussion of the Short Term Rental Ordinance and implementation to date.

Attachments: [Council memo 7.21.21 Short term rentals](#)
[STR notes recieved from Councilor Bigham](#)
[Chapter 876 Short Term Rental Operations](#)

Mrs. Bigham provided proposed changes to the Short Term Rental Ordinance based on feedback she received from residents. Discussion followed that included number of current permitted short term rentals, issues with owner occupied rentals, concerns received from residents, intent of permitting short term rentals, and specific guidelines for rentals within the historic district. There was consensus for staff to provide proposed changes back to Council within the next couple of weeks based on the redlined copy received from Mrs. Bigham.

This matter was discussed.

4. Proposed Consent Agenda for August 3, 2021, Council Meeting

A. [21-0063](#) **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding a New Permit to Sell Alcoholic Beverages for Farmers Rail Hudson, LLC, 98 North Main Street, Hudson.**

Brief Description: The Clerk is in receipt of the attached Notice to Legislative Authority dated July 12, 2021, from the Ohio Division of Liquor Control concerning the opportunity to request a hearing regarding this permit. The City's response must be postmarked no later than August 12, 2021. Last year, Council reviewed a

similar Notice pertaining to Permit Classes D1 & D3 (Beer & Wine). The current Notice is for Class D2 (Spiritous Liquor for on-premises consumption).

Attachments: [Notice to Legislative Authority - Farmers Rail - Permit Class D2](#)
[Hyperlink - Division of Liquor Control - Permit Classes](#)

This Motion was forwarded for further consideration at the August 3, 2021, Council meeting.

5. Proposed Legislation for August 3, 2021, Council Meeting

A. [21-46](#)

AN ORDINANCE AMENDING CHAPTERS 1202, “ADMINISTRATIVE AND REVIEW ROLES,” 1204, “GENERAL REVIEW STANDARDS”, 1205, “ZONING DISTRICTS-CITY OF HUDSON ZONING MAP”, AND 1207, “ZONING DEVELOPMENT AND SITE PLAN STANDARDS,” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT CERTAIN AMENDMENTS TO THE CHARTER OF THE CITY OF HUDSON ADOPTED IN 2020.

Brief Description: Pursuant to Charter amendments approved by voters in November 2020, the proposed Land Development Code amendments would revise relevant text of the composition and terms of the Planning Commission, Board of Zoning and Building Appeals, and the Architectural and Historic Board of Review and remove regulations which allow the development of land with a maximum net density to increase without changing the text of the regulation or the zoning map.

Attachments: [Planning Commission Case 21-432 Recommendation - Charter Amendments](#)
[Notice of Public Hearing on August 3, 2021](#)
[Ordinance No. 21-46 \(as introduced 4-20-2021\)](#)
[Ordinance No. 21-46 \(as revised with Planning Commission recommendation 7-27-2021\)](#)
[Solicitor Memo - LDC Changes & 2020 Charter Amendments \(7-30-2021\)](#)

Ordinance No. 21-46 was forwarded for further consideration at the August 3, 2021, Council meeting.

B. [21-78](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ADDENDUM TO A PROFESSIONAL SERVICES CONTRACT WITH MICHAEL BAKER INTERNATIONAL FOR ADDITIONAL CONSULTING SERVICES RELATING TO PHASE III OF THE VETERANS TRAIL IMPROVEMENT PROJECT.

Brief Description: This Resolution would authorize an increase of \$73,150 to redesign the Veterans Trail Phase 3 project including environmental permitting and coordination, trail design, and drainage design work above the original design contract with Michael Baker International from 2018 of \$279,000.00.

Attachments: [Veterans Trail Phase 3 Revised Exhibit \(5-26-21\)](#)
[Resolution No. 21-78](#)

Resolution No. 21-78 was forwarded for further consideration at the August 3, 2021, Council meeting.

6. Items to be Added to Future Agendas

Ms. Howington stated that staff will be requesting an Executive Session within the next 2 weeks for the purchase or disposition of real property.

7. Adjournment

There being no further discussion, Mr. Wooldredge adjourned the Council workshop meeting at 8:52 p.m.

William D. Wooldredge, President of Council

Jane Howington, City Manager, Clerk of Council Pro Tempore

Workshop Minutes prepared by Melissa Raber, Business Operations Manager - Professional Services.

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 220.031 (a), Rules for Workshop Meetings.