



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

Tuesday, November 27, 2018

6:15 PM

Hudson High School Media Center
2500 Hudson-Aurora Road

Workshop & Special Meeting

Council Workshop

1. Call to Order

Mayor Basil called to order the workshop of Hudson City Council at 6:15 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Present: 5 - Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Dr. Williams and Mr. Wooldredge

Absent: 2 - Mr. DeSaussure and Mr. Weinstein

Others & Staff in Attendance: Mayor Basil; Ms. Howington, City Manager; Mr. Comeriato, Assistant City Manager - Operations; Mr. Ersing, Network Systems Administrator; Mr. Gerbracht, HCTV Operations Manager; Mr. Griffith, Management/Budget Director; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leedham, Information Systems Director; Mr. Leiter, Production Assistant; Ms. Roberts, Communications Manager; Mr. Sheridan, Assistant City Manager - Professional Services; Mr. Stifler, Economic Development Director; and Mrs. VanBlarcum, HCTV Programming Director.

2. Listening Session - Downtown Phase II

Mayor Basil introduced the facilitator, Mr. Tom Chema.

Mr. Tom Hudson, 151 S. Main Street, spoke of a revised Downtown Phase II Plan and stated that various residents are in favor of this plan. He posed a number of questions and asked for Council's response by the next Council meeting of December 4, 2018.

Mrs. Sarah Norman, 2212 Edgeview Drive, stated that the new development should be needs-driven, and she expressed concerns about the overall impact of the Phase II Project on Hudson.

Mr. Jack Brookhart, 64 Aurora Street, expressed support for the Phase II Plan. He stated that he has followed the many changes to plan and was pleased with most of the changes. He felt that the Planning Commission and City Council are making an effort to listen to resident concerns and are attempting to adapt the plan accordingly. He said that more retirement housing, similar to the Villas and Hudson Commons, is needed in Hudson.

Mr. Drew Forhan, 7572 N. Mannheim Court, stated that he recently moved his business back to Hudson, and he thanked City officials for their support. He supported the combination of business and residential uses proposed for Phase II, and he said that there is a need for homes in Hudson that are suited to those who wish to downsize.

Mrs. Rhonda Grainger, 2415 Norton Road, thanked City officials for listening and said that a vote will allow fairness for everyone. She also inquired about the occupancy rate of Phase I.

Mrs. Laura Gasbarro, 6006 Heather Lane, expressed support for the current Phase II Plan and said that Council is looking to the future. She stated that there is a need for smaller housing options, she was not opposed to more retail, and she felt the proposed plan would be good for Hudson's future.

Mr. Todd Zedak, 7706 Oxgate Court, felt that Council needs to provide answers to questions and facts. He said that development should be needs-based and not based on the needs of a developer. He encouraged alternate plans for the downtown, and he questioned the anticipated tax revenue for the proposed Phase II Plan.

Mr. Michael Coburn, 2511 Cedarwood Court, expressed support for the Phase II Plan and appreciation to Council and staff for listening to residents' input. He said that it is important to look to the future.

Ms. Susan McCutcheon, 169 Elm Street, questioned the need for the proposed Phase II Plan, and she urged officials to place a downtown issue on the ballot.

Mr. Ed Proctor, 40 Sussex Road, felt that the Phase II matter should be placed on the ballot.

Mrs. Jessie Obert, 76 Parmelee Drive, felt that the Phase II Plan will cause more traffic and infrastructure issues. She asked for answers to questions she had previously asked, and she urged that the Phase II Plan be put to a vote.

Mrs. Eloise James, 7249 Darien Drive, expressed opposition to the Phase II Plan. She said that the proposed development will cause more traffic issues, impact the community's quality of life, and could ruin Hudson.

Ms. Pat Schron, 20 N. Oviatt Street, she felt that something needs to be done in the downtown area, but she was not in favor of the current Phase II Plan. She encouraged more green space.

Mr. Chema recessed the Workshop at 7:01 p.m.

Special Council Meeting

3. Call to Order

Mayor Basil called to order the Special Council Meeting of Hudson City Council at 7:15 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

4. Roll Call

Present: 5 - Mrs. Bigham, Mr. Hanink, Mr. Kelemen, Dr. Williams and Mr. Wooldredge

Absent: 2 - Mr. DeSaussure and Mr. Weinstein

5. Appointment of Jane Howington as Clerk of Council Pro Tempore

Pursuant to Charter Section 3.04, in the Clerk of Council's absence, a motion was made by Mr. Wooldredge, seconded by Mr. Kelemen, that Ms. Howington be appointed as Clerk of Council Pro Tempore. The motion carried by the following vote:

Aye: 5 - Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. Hanink and Mr. Kelemen

6. Legislation

A. [18-164](#)

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 FOR SALE OR LEASE FOR PRIVATE REDEVELOPMENT. AND DECLARING AN EMERGENCY.

Executive Summary: This ordinance 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. 18-164 \(as introduced\)](#)

[Ordinance No. 18-164 \(as amended 11-27-18\)](#)

Mayor Basil read the title of Ordinance No. 18-164, which constituted its third reading.

Responding to Mrs. Bigham's inquiry, Ms. Howington explained the City's TIF (tax increment financing) plans for the downtown area. She said that the City purchased the property at 100 Owen Brown Street a couple years ago, and Ordinance No. 18-164 is necessary for rolling over a short-term note borrowing until the City is ready to issue a long-term bond for the debt.

A motion was made by Mr. Wooldredge, seconded by Dr. Williams, to pass Ordinance No. 18-164. The motion failed for lack of five affirmative votes necessary for emergency legislation. However, pursuant to Charter Section 3.09, Mayor Basil declared Ordinance No. 18-164 passed as a regular measure by the following vote, thereby amending it to

remove the emergency language:

Aye: 4 - Mrs. Bigham, Mr. Hanink, Dr. Williams and Mr. Wooldredge

Nay: 1 - Mr. Kelemen

- B. 18-166 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$600,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING CITY-OWNED PROPERTIES LOCATED AT 95 AND 100 OWEN BROWN STREET BY PERFORMING SITE CLEARANCE, IMPROVEMENT AND PREPARATION AND PLACING THE SITE IN A CONDITION FOR USE, AND DECLARING AN EMERGENCY.**
- Executive Summary:** This ordinance allows for the sale of notes to finance the demolition of the old salt dome and Hudson Public Power buildings as part of the Downtown Phase 2 project.

Attachments: Fiscal Officer's Certificate
Ordinance No. 18-166

Mayor Basil read the title of Ordinance No. 18-166, which constituted its third reading.

Ms. Howington recommended that Ordinance No. 18-166 be removed from further consideration, because bids came in much lower than estimated. She explained that the project cost will be included in 4th quarter appropriations.

A motion was made by Dr. Williams, seconded by Mr. Wooldredge, to remove Ordinance No. 18-166 from further consideration. The motion carried by the following vote:

Aye: 5 - Mr. Hanink, Mr. Kelemen, Dr. Williams, Mr. Wooldredge and Mrs. Bigham

- C. [18-174](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO PURCHASE AGREEMENTS WITH CENTRACOMM FOR THE PROCUREMENT OF A ROUTER SYSTEM AND WITH ZCORUM FOR THE PROCUREMENT OF A CARRIER GRADE NAT SYSTEM; AND DECLARING AN EMERGENCY.**
- Executive Summary:** Staff is requesting the appropriation of existing funds in the Velocity Broadband capital fund to use towards the purchase of new equipment and materials.

Attachments: [Resolution No. 18-174 \(as revised\)](#)

Mayor Basil read the title of Resolution No. 18-174, which constituted its second reading.

- D. [18-175](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PIVOT MARKETING AND SALES FOR PROFESSIONAL SERVICES RELATING TO MARKETING EFFORTS OF THE VELOCITY BROADBAND BUSINESS SERVICE; AND DECLARING AN EMERGENCY.**

Executive Summary: This contract is for the professional services to provide marketing expertise, materials, and planning for the Velocity business internet and voice services.

Attachments: [Resolution No. 18-175 \(as revised 12-4-18\)](#)

Mayor Basil read the title of Resolution No. 18-175, which constituted its second reading.

There being no further business, Mayor Basil adjourned the Special Council meeting at 7:25 p.m, and turned the meeting over to Mr. Wooldredge.

Council Workshop (continued)

President of Council Wooldredge reconvened the workshop at 7:28 p.m.

7. Correspondence and Council Comments

Mr. Wooldredge stated that he had attended the Tax Incentive Review Committee meeting this morning and stated that the details will be presented to Council at a later date. He commented that it is very apparent that we have very successful economic development in Hudson.

8. Discussion Items

A. Discussion regarding Downtown Phase II

Mr. Wooldredge asked for Council's input regarding the need for additional Downtown Phase II Listening Sessions and the desire to place an issue on the May ballot. Discussion followed, with Council members expressing concerns with the current plan with respect to sanitary and storm sewer, repayment of the City's investment, traffic, reduction of office space, rental vs. ownership of condos, the need for apartments, and the potential of State Route 91 being widened to four lanes.

There was consensus among Council members to place an issue on the May ballot, and they agreed that a final plan for Downtown Phase II needs to be defined. Further discussion will be held at a future meeting.

This matter was discussed.

B. Discussion of moving Velocity Broadband into the Hudson Public Power Enterprise Fund, effective with 2019 Budget

After a brief discussion, there was consensus among Council members to create a separate Enterprise Fund for Velocity Broadband, rather than combining it with the Hudson Public Power Enterprise Fund. Staff will report to Council at a later date with information regarding such action.

This matter was discussed.

9. Items to be Added to Future Agendas

None.

10. Adjournment

There being no further discussion, Mr. Wooldredge adjourned the Council workshop meeting at 8:40 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 in accordance with Codified Ordinances, Section 220.031 (a), Rules for Workshop Meetings.