



City of Hudson, Ohio

Meeting Agenda - 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 5, 2021

6:00 PM

Town Hall
27 East Main Street

Early start for executive session; regular order of business will begin at 7:30 PM.

1. **Call to Order**

2. **Executive Session**

To consider a personnel matter concerning the appointment of a public employee.

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

4. **Roll Call**

5. **Approval of the Minutes**

A. [21-0086](#)

Minutes of Previous Council Meetings

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

Attachments:

[September 21, 2021 Meeting Minutes - DRAFT](#)

[September 28, 2021 Council Workshop Minutes - DRAFT](#)

[September 29, 2021 Special Workshop Minutes - DRAFT](#)

6. Proclamation

- A. [21-0087](#) **Special Recognition of National Colonial Heritage Month**
Brief Description: At the request of the Ezekial Richardson Chapter of the National Society Colonial Dames XVII Century, Mayor Shubert will proclaim the month of October, 2021, as “National Colonial Heritage Month” in Hudson.
Attachments: [Proclamation](#)

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

- A. **Ordinance No. 21-115, amending Codified Ordinances Chapter 876, Short-Term Rental Operations**
For details, please refer to item 13K (page 11).

11. Appointments**12. Consent Agenda**

- A. [21-0084](#) **A motion postponing the regular Council meeting of November 2, 2021, to the following week on November 9, 2021.**

Brief Description: Council's first regular meeting in November 2021 falls on Election Day. As discussed at the September 28th workshop, Mr. Wooldredge has proposed postponing the November 2nd meeting to November 9th, to be held prior to the regularly scheduled Workshop that same day.

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

- B. [21-104](#) **A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY FISCAL OFFICER.**

Brief Description: Each year the City is required to pass a resolution accepting the property tax amounts and rates as determined by the County Budget Commission.

Attachments: [Exhibit A - Property Tax Estimate \(Tax Year 2021 - Collection Year 2022\)](#)
[Letter to accompany Certification of Tax Levy from Summit County Fiscal Officer](#)
[Resolution No. 21-104](#)

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

- C. [21-105](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH TRANSYSTEMS FOR ENGINEERING DESIGN SERVICES FOR THE STOW ROAD AND MIDDLETON ROAD TRAFFIC SIGNAL IMPROVEMENT PROJECT.**
Brief Description: This legislation would retain TranSystems for the design of the Stow Road and Middleton Road Traffic Signal Improvement Project.
Attachments: [Stow at Middleton Signal Exhibit](#)
 [Resolution No. 21-105](#)
Legislative History
9/28/21 City Council Workshop item forwarded to the City Council
- D. [21-106](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE VILLAGE OF PENINSULA TO PROVIDE DISPATCH SERVICES TO THE PENINSULA POLICE DEPARTMENT.**
Brief Description: A resolution authorizing the City Manager to enter into a contract with the Village of Peninsula to provide dispatch services to the Peninsula Police Department.
Attachments: [Dispatch Contract - Peninsula Police](#)
 [Dispatch Contracts Memo 2021](#)
 [Resolution No. 21-106](#)
Legislative History
9/28/21 City Council Workshop item forwarded to the City Council
- E. [21-107](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE VALLEY FIRE DISTRICT TO PROVIDE DISPATCH SERVICES TO THE VALLEY FIRE DISTRICT.**
Brief Description: A resolution authorizing the City Manager to enter into a contract with the Valley Fire District to provide dispatch services to the Valley Fire District.
Attachments: [Dispatch Contract - Valley Fire District](#)
 [Dispatch Contracts Memo 2021](#)
 [Resolution No. 21-107](#)
Legislative History
9/28/21 City Council Workshop item forwarded to the City Council

- F. [21-108](#) **A RESOLUTION AFFIRMING BOTH THE SUBMISSION OF A GRANT APPLICATION TO THE BURTON D. MORGAN FOUNDATION ON BEHALF OF HUDSON COMMUNITY TELEVISION AND THE CITY MANAGER'S ACCEPTANCE OF SAID GRANT.**

Brief Description: The Burton D. Morgan Foundation has continued to provide a production grant in the amount of \$1,200.00 to help fund production of the *Good Day in Hudson* television series on HCTV. No match is required.

Attachments: [Resolution No. 21-108](#)

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

- G. [21-109](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE ASSIGNMENT OF A COMMUNITY REINVESTMENT ACT AGREEMENT FROM HUDSON 21, LLC TO AURORA INDUSTRIAL, LLC.**

Brief Description: This Resolution will authorize the assignment of a CRA Agreement from Hudson 21, LLC, to Aurora Industrial, LLC. The assignment will allow Aurora Industrial, LLC, to receive the benefits prescribed in the original agreement.

Attachments: [Resolution No. 21-109](#)

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

- H. [21-110](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO BOTH APPROVE THE ASSIGNMENT OF A COMMUNITY REINVESTMENT ACT AGREEMENT FROM HUDSON 42, LLC TO AURORA INDUSTRIAL, LLC AND TO AMEND THE TERM CONCERNING THE SAME.**

Brief Description: This Resolution will authorize the assignment of a CRA Agreements from Premier Hudson 42, LLC, to Aurora Industrial, LLC. The assignment will allow Aurora Industrial, LLC, to receive the benefits prescribed in the original agreement. The Resolution will further authorize amending the term.

Attachments: [Resolution No. 21-110](#)

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

I. [21-111](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE ASSIGNMENT OF A COMMUNITY REINVESTMENT ACT AGREEMENT FROM HUDSON 125, LLC TO AURORA INDUSTRIAL, LLC.**

Brief Description: This Resolution will authorize the assignment of a CRA Agreement from Hudson 125, LLC, to Aurora Industrial, LLC. The assignment will allow Aurora Industrial, LLC, to receive the benefits prescribed in the original agreement.

Attachments: [Resolution No. 21-111](#)

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

J. [21-112](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE TERM OF THE COMMUNITY REINVESTMENT ACT AGREEMENT WITH MANNESCHI & BENEDETTI, LLC AND CEIA USA, LTD.**

Brief Description: This Resolution will authorize amendment of the term for the Community Reinvestment Act with Manneschi & Benedetti, LLC and CEIA USA, Ltd. for parcel #6 on Hudson Industrial Parkway.

Attachments: [Resolution No. 21-112](#)

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

13. 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 \(with proposed PC Recommendation\)](#)
[Ordinance No. 21-71 \(as introduced 6-15-21\)](#)

*Third Reading***Legislative History**

6/8/21	City Council Workshop	item forwarded to the City Council
6/15/21	City Council	first reading & referral to the Planning Commission
9/14/21	City Council Workshop	item forwarded to the City Council
9/21/21	City Council	public hearing held
9/21/21	City Council	second reading
9/28/21	City Council Workshop	item forwarded to the City Council

B. [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](#)

Third Reading

Staff recommends no action from Council after third reading to allow for disclosure of company information to the Stow-Munroe Falls School District pursuant to notice requirements that must be met prior to Council acting on the proposed CRA Agreement. Procedurally speaking, Res. No. 21-92 will automatically come back for a fourth reading at the next regular Council meeting without any additional action from Council at the October 5, 2021 meeting.

Legislative History

8/24/21	City Council Workshop	item forwarded to the City Council
9/7/21	City Council	first reading
9/14/21	City Council Workshop	item forwarded to the City Council
9/21/21	City Council	second reading
9/28/21	City Council Workshop	item forwarded to the City Council

C. [21-93](#) A RESOLUTION AUTHORIZING AN AMENDMENT TO THE CITY MANAGER’S EMPLOYMENT AGREEMENT.

Brief Description: This Resolution authorizes an amendment to City Manager Jane Howington’s employment agreement to provide a merit increase in salary.

Attachments: [Resolution No. 21-93](#)

Third Reading

Legislative History

9/7/21	City Council	first reading
9/14/21	City Council Workshop	item forwarded to the City Council
9/21/21	City Council	second reading
9/28/21	City Council Workshop	item forwarded to the City Council

- 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](#)

Second Reading

Legislative History

9/14/21	City Council Workshop	item forwarded to the City Council
9/21/21	City Council	first reading
9/28/21	City Council Workshop	item forwarded to the City Council

- 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](#)

Second Reading

Legislative History

9/14/21	City Council Workshop	item forwarded to the City Council
9/21/21	City Council	first reading
9/28/21	City Council Workshop	item forwarded to the City Council

- 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](#)

Second Reading

Legislative History

9/14/21	City Council Workshop	item forwarded to the City Council
9/21/21	City Council	first reading
9/28/21	City Council Workshop	item forwarded to the City Council

- 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](#)

Second Reading

Legislative History

9/14/21	City Council Workshop	item forwarded to the City Council
9/21/21	City Council	first reading
9/28/21	City Council Workshop	item forwarded to the City Council

- 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](#)

Second Reading

Legislative History

9/21/21	City Council	first reading
9/28/21	City Council Workshop	item forwarded to the City Council

- 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](#)
[Ordinance No. 21-113](#)

First Reading; a public hearing is scheduled on October 19, 2021.

Legislative History

9/28/21	City Council Workshop	item forwarded to the City Council
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- 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](#)

First Reading

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

- 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](#)

First Reading

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

- 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](#)

First Reading

Legislative History

9/28/21 City Council Workshop item forwarded to the City Council

14. 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.