



City of Hudson, Ohio

Meeting Minutes - Draft

City Council

Vacant, Mayor

Christopher W. Foster, President of Council & Acting Mayor (Ward 2)

Christopher A. Banweg, Council Member (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Karen E. Heater, Council Member (At-Large)

Nicole V. Kowalski, Council Member (At-Large)

Katherine R. Schlademan, Council Member (Ward 1)

Skylar J. Sutton, Council Member (Ward 3)

Thomas Sheridan, Interim City Manager

R. Todd Hunt, Interim City Solicitor

Aparna Wheeler, Clerk of Council

Tuesday, April 5, 2022

6:00 PM

Town Hall
27 East Main Street

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

1. Call to Order

President of Council and Acting Mayor Foster called to order the meeting of Hudson City Council at 6:02 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Present: 7 - Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

Staff in Attendance: Mrs. Raber, Clerk of Council Pro Tempore
Mr. Banweg entered the meeting at 6:32 p.m.

2. Executive Session

A motion was made by Mrs. Heater, seconded by Mrs. Kowalski to enter into executive session to interview applicants for boards and commissions. Mr. Foster recessed the meeting at 6:03 p.m. after the motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

Excused: 1 - Mr. Banweg

Mr. Foster reconvened the meeting at 7:32 p.m.

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

4. **Roll Call**

Present: 7 - Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

5. **Appointment of Melissa Raber as Clerk of Council Pro Tempore**

A motion was made by Mrs. Kowalski, seconded by Mrs. Heater, that Melissa Raber be appointed Clerk of Council Pro Tempore. The motion carried by the following vote:

Aye: 7 - Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Banweg and Mrs. Bigham

6. **Approval of the Minutes**

A. [22-0036](#) **Minutes of Previous Council Meetings**

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

Attachments: [March 15, 2022 Council Meeting Minutes - Draft](#)
[March 22, 2022 Council Workshop Minutes - DRAFT](#)

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

7. Public Hearings

- A. [22-42](#) **AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTION 1205.02 “OFFICIAL ZONING MAP”, TO REZONE CERTAIN LANDS ON SOUTH OVIATT STREET (SUMMIT COUNTY TAX PARCELS 3200331, 3200328, AND APPROXIMATELY 0.3 ACRES OF PARCEL #3201843) FROM DISTRICT 4 - HISTORIC RESIDENTIAL NEIGHBORHOOD AND DISTRICT 5 - VILLAGE CORE TO DISTRICT 3 - OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD.**
Brief Description: Land Development Code text amendment request to rezone parcel 320031 (presently D5 Village Core) and parcel 3200328 (presenting D4 Historic Residential Neighborhood) and a portion of 3201843 (presenting D4 Historic Residential Neighborhood) to District 3 - Outer Village Residential Neighborhood.

Attachments: [Planning Commission Recommendation](#)
[Planning Commission Staff Report](#)
[Applicant Submittal](#)
[Subject Property](#)
[Resolution No. 22-42](#)

Mr. Foster opened the public hearing for Ordinance No. 22-42 at 7:35 p.m.

Mr. Nate Bailey, Peninsula Architects, read a statement on behalf of Chris and Patty Guierri and made comments on behalf of Peninsula Architects.

There being no other comments, Mr. Foster closed the public hearing for Ordinance No. 22-42 at 7:40 p.m.

A public hearing was held for Ordinance No. 22-42.

- B. [22-46](#) **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 DOUGLAS & STEPHEN J. HASBROUCK, TRUSTEES, 6403 STOW ROAD, HUDSON, OHIO.**
Brief Description: Mr. Douglas and Mr. Stephen Hasbrouck have submitted the attached renewal Application for Placement of Farmland in an Agricultural District for 114.81 acres of property located at 6403 Stow Road in Hudson.

Attachments: [Hasbrouck Douglas & Stephen J Trustees - Renewal application 2022](#)
[Public Hearing Notice Hasbrouck Agricultural District 2022](#)
[6403 Stow Road CD Inspection 3.16.22](#)
[Resolution No. 22-46](#)

Mr. Foster opened the public hearing for Resolution No. 22-46 at 7:40 p.m. There being no comments, Mr. Foster closed the public hearing for Resolution No. 22-46 at 7:41 p.m.

A public hearing was held for Resolution No.22-46.

- C. [22-47](#) **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 LOUIS AND DEBORAH ESTERGALL, 3074 RAVENNA STREET, HUDSON, OHIO.**

Brief Description: Mr. and Mrs. Estergall have submitted the attached renewal Application for Placement of Farmland in an Agricultural District for approximately 32 acres of property located at 3074 Ravenna Street in Hudson.

Attachments: [Estergall Agricultural District Renewal Application 2022](#)
[Public Hearing Notice Estergall Agricultural District Application Renewal 2022](#)
[3074 Ravenna St CD Inspection 3.17.22](#)
[Resolution No. 22-47](#)

Mr. Foster opened the public hearing for Resolution No. 22-47 at 7:41 p.m. There being no comments, Mr. Foster closed the public hearing for Resolution No. 22-47 at 7:42 p.m.

A public hearing was held for Resolution No. 22-47.

8. Public Comments

Mr. Ban, 1550 Stonington, spoke about a City program that promised City water to township residents who are served by wells. His area is served by City of Cleveland water lines and asked if a Cleveland loop was possible. He would also like to see a bridge built over the railroad tracks on Hines Hill Road.

9. Correspondence and Council Comments

Mrs. Kowalski mentioned that The Discoverer blog named Hudson as Ohio's Best Small Town. She also noted that she put forth Item 13H, Ordinance No. 22-48, on the agenda to consider repealing the existing Campaign Finance Reform language.

Mrs. Kowalski also stated that the Environmental Awareness Committee met on April 4th and voted to make two recommendations to Council: 1.) Accept five cigarette butt containers, received at no cost, and work with downtown merchants to develop a plan for their use, and 2.) Review options to implement a green home sales certificate program.

Mr. Sutton will provide an update on the recent Tree Commission meeting at Council's next meeting. A resident donated 100 saplings and will work with the arborist and Tree Commission to plant them in the appropriate places.

Mr. Foster read a letter from Robert Kent, CEO, Western Reserve Hospital, in support of an anticipated project in Hudson on Seasons Road.

10. Report of Manager

Mr. Sheridan discussed a number of items:

1.) Road improvement projects start this week, including State Route 91 sidewalks to Norton Road, as well as the asphalt road program, and will continue through July.

2.) Chief Varnes will lead a discussion on the Fire/EMS department at the next workshop.

3.) Let's Talk Hudson has ward maps posted for resident input as well as Council's public hearing in May.

4.) Mr. Banweg's request to implement flat rate well metering for residents is now available. Billing will be done by the County. Mr. Banweg asked if, in the short-term, staff could track how many residents are interested in the meter.

5.) The cost of Resolution No. 22-43, Seasons Road waterline project, has increased due to material price increases and ODOT requirements under the bridge.

11. Appointments

A motion was made by Mr. Foster, seconded by Mrs. Bigham, that Robert Kahl be appointed to a full-term on the Board of Zoning and Building Appeals. The motion carried by the following vote:

Aye: 6 - Mrs. Heater, Ms. Schlademan, Mr. Sutton, Mr. Banweg, Mrs. Bigham and Mr. Foster

Nay: 1 - Mrs. Kowalski

A motion was made by Mr. Foster, seconded by Mrs. Heater, that Andrew Furbie be appointed to a full term on the Planning Commission. The motion carried by the following vote:

Aye: 6 - Ms. Schlademan, Mr. Sutton, Mr. Banweg, Mrs. Bigham, Mr. Foster and Mrs. Heater

Nay: 1 - Mrs. Kowalski

A motion was made by Mr. Foster, seconded by Mrs. Heater, that Heidi Johnson be appointed to a full term on the Community TV Advisory Committee. The motion carried by the following vote:

Aye: 7 - Ms. Schlademan, Mr. Sutton, Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater and Mrs. Kowalski

A motion was made by Mr. Foster, seconded by Mrs. Heater, that Holly Harris be appointed to a partial term on the Environmental Awareness Committee. The motion carried by the following vote:

Aye: 5 - Mr. Sutton, Mr. Banweg, Mrs. Bigham, Mr. Foster and Mrs. Heater

Nay: 2 - Mrs. Kowalski and Ms. Schlademan

12. Suspension of the Rules for the Consent Agenda

A motion was made by Ms. Schlademan, seconded by Mrs. Heater, 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. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

Approval of the Consent Agenda

A motion was made by Ms. Schlademan, seconded by Mr. Banweg, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Banweg

- A. [22-44](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PRECISION LASER & INSTRUMENT INC. FOR THE PURCHASE OF NEW LAND SURVEYING EQUIPMENT FROM THE STATE BID.**
Brief Description: This Resolution will authorize the City Manager to enter into a contract with Precision Laser & Instrument Inc. for new land surveying equipment and needed accessories.
Attachments: [2015-2021 Completed Survey Cost Savings](#)
[2022-2026 Cost Savings](#)
[Equipment Summary](#)
[Resolution No. 22-44](#)

Resolution No. 22-44 passed on the Consent Agenda.

- B. [22-45](#) **A RESOLUTION TO APPROVE THEN AND NOW CERTIFICATES FOR PURCHASES MADE; AND DECLARING AN EMERGENCY.**
Brief Description: Council authorization is required for payment of the invoices shown on this Resolution, each in excess of \$3,000, for which commitments were made before Purchase Orders were generated.
Attachments: [Resolution No. 22-45](#)

Resolution No. 22-45 passed on the Consent Agenda.

13. Legislation

- A. [22-33](#) **AN ORDINANCE AMENDING SECTION 1480.04 OF THE CODIFIED ORDINANCES TITLED “ADDITIONAL PROVISIONS; PUBLIC NUISANCES; WEEDS OR TALL GRASS” TO MODIFY THE DEFINITION OF “PUBLIC**

NUISANCE” AND ADOPT NEW PROVISIONS RELATED TO THE ABATEMENT THEREOF.

Brief Description: Proposed amendment to Section 1480.04 to modify the definition of Public Nuisance to address exterior property maintenance concerns.

Attachments: [Ordinance No. 22-33](#)

Mr. Foster worked with Mr. Hannan and Mr. Sheridan on nuisance issues regarding a particular property in town and the City could not rectify the situation. On this property, there was a violation of multiple local ordinances, causing harm to surrounding neighbors for almost two years. This ordinance is a clarification of what already exists and is not meant to be used lightly.

Mr. Banweg emphasized the amount of discussion and thought that went into this legislation and to understand the gravity of having that authority.

Mr. Sutton echoed Mr. Banweg's comments, stating that he struggles with restriction on individual rights or property rights but he ultimately came to the conclusion that if a property owner is infringing on the rights of another property owner, then it is appropriate to have some mechanism to enforce the ordinance, as long as it is used rarely.

A motion was made by Ms. Schlademan, seconded by Mrs. Heater, that Ordinance No. 22-33 be adopted on third reading. The motion carried by the following vote:

Aye: 7 - Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Banweg and Mrs. Bigham

B. [22-34](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH JO-ANN STORES SUPPORT CENTER, INC., TO ACQUIRE REAL PROPERTY LOCATED IN HUDSON, OHIO (PERMANENT TAX PARCEL NUMBER 3009204) FOR A PUBLIC PURPOSE; AND DECLARING AN EMERGENCY.

Brief Description: In December of 2021, City Council authorized City staff to pursue a purchase agreement for property located in Hudson to site a proposed future Public Works Facility. This resolution affirms the City Manager's action of entering into the agreement and authorizes the purchase of property located in the City of Hudson (Permanent Tax Parcel Number 3009204) for future public purposes. (See map attached.)

Attachments: [Joann's Parcel Map](#)
[Purchase and Sale Agreement](#)
[Resolution No. 22-34](#)

A motion was made by Ms. Schlademan, seconded by Mr. Banweg, that Resolution No. 22-34 be adopted on third reading. The motion carried by the following vote:

Aye: 7 - Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Banweg, Mrs. Bigham and Mr. Foster

C. [22-35](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT WITH UYS PROPERTIES, LLC, AND ANCHOR SEASONS ROAD OWNER, L.L.C., FOR A MEDICAL OFFICE BUILDING AT 231 SEASONS ROAD (PERMANENT TAX PARCEL NO. 3000016).**

Brief Description: This is a CRA agreement for a 50% property tax exemption for 15 years for the proposed development of a medical office building near the intersection of State Rt 8 and Seasons Rd.

Attachments: [Resolution No. 22-35](#)

Mr. Sutton stated that this Resolution is tied to the Seasons Road Waterline legislation, Resolution No. 22-43. Initially, the Seasons Road waterline was the economic incentive and now there is also the Community Reinvestment Area (CRA). Mr. Sutton was concerned that the City will not break even for 17 years and that the City could give a \$1.9 million waterline to residents instead of a corporation.

Mrs. Bigham asked for clarification of the tax benefit from the medical jobs, and whether or not the City would receive income tax from these well-paying jobs. She also inquired about the additional parcels for future development not being a part of the 50 percent property tax.

Mr. Stifler responded that Phase 1 of the medical facility will bring the highest average wage jobs to the City by 50 percent. Subsequent phases are planned for Phase 2 of a cancer center and possibly more development. The waterline proposed will serve 25 other properties along the north side of Seasons Road. The hospital came to the City and said it needed the CRA now due to building costs and to keep rent low. The 50 percent incentive is for the initial building. The City should secure the area now, or Akron will install a waterline and request the revenue in perpetuity.

Discussion followed on the allotment of property taxes and Mr. Knoblauch noted that the City can negotiate with the School District.

Mr. Sutton said that staff made a good case for the Seasons Road waterline, but not for the CRA. The people who lose out on this deal are property owners.

Mrs. Kowalski asked Mr. Stifler about the impact on tabling the legislation. Mr. Stifler stated that site work is complete, leases need signed, and the company wants to use abatement to lower rental rates. The City has not previously negotiated with the School District after legislation has passed.

Further discussion followed, with Mrs. Kowalski and Ms. Schlademan both stating they see the waterline and the CRA as two separate issues and would like to see the medical facility in Hudson.

Mrs. Heater acknowledged both sides and the risk of not moving forward and ultimately supporting the project. Mr. Foster would prefer to delay the vote for one month in order for the City and school district to discuss the incentive but would also like to move forward for the possibilities of further phases.

A motion was made by Mr. Foster, seconded by Mrs. Bigham, that Resolution No. 22-35 be postponed to May 3, 2022. The motion failed by the following vote:

Aye: 3 - Mr. Banweg, Mrs. Bigham and Mr. Foster

Nay: 4 - Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mrs. Heater

A motion was made by Ms. Schlademan, seconded by Mrs. Kowalski, that Resolution No.

22-35 be adopted on third reading. The motion carried by the following vote:

Aye: 4 - Ms. Schlademan, Mr. Foster, Mrs. Heater and Mrs. Kowalski

Nay: 2 - Mr. Sutton and Mr. Banweg

Abstain: 1 - Mrs. Bigham

- D. [22-42](#) **AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTION 1205.02 “OFFICIAL ZONING MAP”, TO REZONE CERTAIN LANDS ON SOUTH OVIATT STREET (SUMMIT COUNTY TAX PARCELS 3200331, 3200328, AND APPROXIMATELY 0.3 ACRES OF PARCEL #3201843) FROM DISTRICT 4 - HISTORIC RESIDENTIAL NEIGHBORHOOD AND DISTRICT 5 - VILLAGE CORE TO DISTRICT 3 - OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD.**
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Attachments: [Planning Commission Recommendation](#)
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[Applicant Submittal](#)
[Subject Property](#)
[Resolution No. 22-42](#)

Mr. Foster read the title of Ordinance No. 22-42, which constituted its second reading.

- E. [22-43](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE SEASONS ROAD WATERLINE PROJECT.**
Brief Description: This work includes the installation of a 12” diameter waterline along the north side of Seasons Road from the existing end of the waterline at 695 Seasons Road to the westerly corporation line with Boston Township.

Attachments: [Project Location Map](#)
[Resolution No. 22-43](#)

Mr. Foster read the title of Resolution No. 22-43, which constituted its second reading.

- F. [22-46](#) **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 DOUGLAS & STEPHEN J. HASBROUCK, TRUSTEES, 6403 STOW ROAD, HUDSON, OHIO.**
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for 114.81 acres of property located at 6403 Stow Road in Hudson.

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[Public Hearing Notice Hasbrouck Agricultural District 2022](#)
[6403 Stow Road CD Inspection 3.16.22](#)
[Resolution No. 22-46](#)

Mr. Foster read the title of Resolution No. 22-46, which constituted its first reading.

- G. [22-47](#) **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 LOUIS AND DEBORAH ESTERGALL, 3074 RAVENNA STREET, HUDSON, OHIO.**
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[Public Hearing Notice Estergall Agricultural District Application Renewal 2022](#)
[3074 Ravenna St CD Inspection 3.17.22](#)
[Resolution No. 22-47](#)

Mr. Foster read the title of Resolution No. 22-47, which constituted its first reading.

- H. [22-48](#) **AN ORDINANCE REPEALING, IN ITS ENTIRETY, CHAPTER 226, “CAMPAIGN FINANCE REFORM”, OF THE CITY OF HUDSON CODIFIED ORDINANCES.**
Brief Description: Councilwoman Kowalski has requested Council members consider the need to repeal, in its entirety, Chapter 226, “Campaign Finance Reform”, of the Codified Ordinances.
Attachments: [Ordinance No. 22-48](#)

Mr. Foster read the title of Ordinance No. 22-48, which constituted its first reading.

14. **Executive Session**

A motion was made by Mrs. Kowalski, seconded by Ms. Schlademan, to enter into executive session to discuss the purchase and sale of public property and to consider the employment of a public employee. Mr. Foster recessed the meeting at 8:49 p.m. after the motion carried by the following vote:

Aye: 7 - Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

15. Adjournment

There being no further business, Mr. Foster adjourned the Council meeting at 9:42 p.m.

Christopher Foster, Council President and Acting Mayor

Melissa Raber, Clerk of Council Pro Tempore

Meeting minutes prepared by Aparna Wheeler, 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.