



City of Hudson, Ohio

Meeting Minutes - Final City Council Workshop

David A. Basil, Mayor

Hamilton DeSaussure, Jr., President of Council (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)

William D. Wooldredge, Council Member (At-Large)

Vacant, Council Member (Ward 4)

Jane Howington, City Manager

R. Todd Hunt, City Solicitor

Elizabeth A. Slagle, Clerk of Council

Tuesday, May 10, 2016

7:30 PM

Town Hall

1. Call to Order

President of Council DeSaussure called to order the workshop meeting of Hudson City Council at 7:35 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Present 5 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein and Mr. Wooldredge

Absent 1 - Dr. Williams

Others in Attendance: Mayor Basil; Mrs. Bigham

Staff in Attendance: Ms. Howington, City Manager; Mr. Comeriato, Assistant City Manager for Operations; Mr. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Finance Director; Mr. Leiter, Production Assistant; Ms. Roberts, Communications Manager; Mr. Sheridan, City Engineer; Mr. Wiedie, Economic Development Director; Mr. Hannan, City Planner.

2. Correspondence and Council Comments

None.

3. Discussion Items: Legislation and Other

- A. [16-75](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE FORCE ACCOUNT ESTIMATE WITH NORFOLK SOUTHERN RAILWAY COMPANY; AND DECLARING AN EMERGENCY.**

Executive Summary: As part of the upcoming “Downtown Railroad Culvert Improvement”, the Norfolk Southern Railway Company requires a Construction Agreement with Force Account to be executed prior to any construction. An amendment to the Force Account Estimate is required prior to execution of the Construction Agreement.

Attachments: [Resolution No. 16-75](#)

This Resolution was forwarded for further consideration at the May 17, 2016 Council meeting.

- B. [16-76](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE A TRUCK THROUGH THE COMMUNITY, UNIVERSITY & EDUCATION PURCHASING ASSOCIATION (C.U.E.) PROGRAM AS A REPLACEMENT VEHICLE FOR THE CITY VEHICLE FLEET FOR SERVICE DIVISION OPERATIONS; AND DECLARING AN EMERGENCY.**

Executive Summary: Using remaining funds in the 2016 Fleet Capital Fund, the Public Works Department wishes to proceed with the purchase of a replacement vehicle for use in Service operations. Staff has obtained CUE government program pricing for the purchase of one (1) replacement pick-up truck.

Attachments: [Resolution No. 16-76](#)

Mr. Hanink and Mr. Wooldredge requested City staff to review the number of vehicles that are in the fleet. Ms. Howington stated that this will be provided during budget discussion.

This Resolution was forwarded for further consideration at the May 17, 2016 Council meeting.

- C. [16-0048](#) **2016-2020 Five-Year Plan Financial Update of the General Fund**
Executive Summary: This will be a presentation and discussion of amendments made to the original Five Year Plan to incorporate recent changes to capital budgets and projects not included in the original plan.

Attachments: [General Fund Five Year - May 2016 Update](#)

[General Fund Five Year - Original](#)

[Key Amendments/Assumptions for May 2016 Update](#)

Ms. Howington gave a brief overview of the major projects that City staff is currently working on and how they have impacted the budget. The following items were discussed: significant changes that have occurred since the Five-Year Plan was adopted, financial assumptions, and general discussion on the asphalt and concrete programs. There was consensus among Council members that the Five-Year Plan is moving forward as anticipated with the increased revenue offsetting additional expenditures.

This matter was discussed.

- D. [16-77](#) AN ORDINANCE AMENDING ORDINANCE NO. 15-189 MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FIRST QUARTER OF THE FISCAL YEAR ENDING DECEMBER 31, 2016 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS.
- Executive Summary:** This Ordinance will amend the 2016 budget for additional and/or amended appropriations as listed in the attached Exhibit A.
- Attachments:** [Exhibit A - 1st Quarter Appropriations 2016 \(amended\)](#)
[Ordinance No. 16-77](#)

Mr. Knoblauch summarized the various appropriation requests.

This Resolution was forwarded for further consideration at the May 17, 2016 Council meeting.

- E. [16-58](#) A RESOLUTION DECLARING THE INTENT TO INTRODUCE AN ORDINANCE ON JUNE 23, 2016, AUTHORIZING THE PLACEMENT OF A NOVEMBER 2016 BALLOT ISSUE TO HUDSON VOTERS FOR THE PURPOSE OF FUNDING INFRASTRUCTURE AND CONNECTIVITY THROUGH THE REDUCTION OF THE CURRENT INCOME TAX CREDIT BY TWENTY FIVE PERCENT (25%) AND SEEKING PUBLIC INPUT ON THIS ISSUE.
- Executive Summary:** This Resolution is being introduced at Council's request.
- Attachments:** [Tax Credit Reduction Presentation 4-26-2016](#)
[Resolution No. 16-58](#)
[Frequently Asked Questions - DRAFT - discussed May 10, 2016](#)

Ms. Howington gave an overview of the schedule to get this issue on the November ballot and asked Council what other information Staff can provide to help them make their decision on whether to put this issue on the ballot. Mr. Knoblauch reviewed the tax credit that other Regional Income Tax Agency communities offer, as well as the impact on those that live in Hudson and work outside of Hudson.

Mr. Wooldredge said that he would like to know the effect of the proposed tax credit reduction for those who work in cities with tax rates higher than 2%.

Mrs. Bigham asked for clarification in regards to the proposed tax credit reduction raising double the amount of lost revenue. Mr. Knoblauch stated that it not only replaces, but allows the City to cover the funding gap for the Connectivity Plan and the road replacement program.

Mr. Hanink stated that staff needs to be aware that the City can only manage so many projects at one time and need to take in account time tables for outside funding sources.

Mr. Kelemen asked City staff to review the Frequently Asked Questions to see if the following questions from the Open Forum were answered: what other funding options were considered, will the City show details on expected revenue stream for specific projects, how will we know that improvements will be made city wide, what does the City mean by connectivity, and what is the City doing in regards to new business efforts. He further asked for an explanation of what Council is voting on at the meeting of June 21, 2016. Mr. DeSaussure stated that Council will be voting on whether or not to move forward with placing the proposed tax credit on the ballot. A decision needs to be made by June 21, 2016, so that three readings can occur before the Board of Elections filing deadline for the November 2016 ballot.

Mr. DeSaussure stated that there are two tax options in order to increase revenue. The City can raise the tax

rate, which occurred in 2003, or change the tax credit. Council is proposing to change the tax credit in order have more people that live in Hudson contribute to the community. He also discussed the Connectivity Plan and the need for it.

Mr. Wooldredge agreed with the need to fund projects related to the Connectivity Plan, but he stated that the tax credit reduction will also help fund improvements to roadways and stormwater issues.

Mayor Basil clarified the purpose of the Connectivity Plan.

This matter was discussed.

F. [16-86](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR QUALIFICATIONS FOR A DEVELOPER(S) FOR A PORTION OF PHASE II OF THE DOWNTOWN REDEVELOPMENT PROJECT; AND DECLARING AN EMERGENCY.

Executive Summary: The Request for Qualifications will result in the selection of a developer or developers for over twenty acres of land presently and to be owned by the City in the Downtown Phase II area.

Attachments: [Downtown Phase II Development RFQ - Final draft 5.12.16](#)
[Resolution No. 16-86](#)

Mr. Hannan reviewed the content and the intent of the Request for Qualifications.

Mrs. Bigham asked the following: is sustainability going to be considered in regards to the selection process of the developer, have Minority Women Owned Businesses been considered in the RFQ, and will this be a public-private partnership development. Ms. Howington stated they can request in the RFQ that developers include any sustainability qualifications in their background statement, and that Minority Women Owned Businesses would be considered during the bid process. Mr. Hannan stated that this project is intended to be a partnership and this will be discussed during the negotiations with the developer.

Mr. Kelemen stated his concerns with the Library property being part of the Comprehensive Plan and the overall Downtown Phase II Project. General discussion followed.

This Resolution was forwarded for further consideration at the May 17, 2016 Council meeting.

4. Proposed Consent Agenda: May 17, 2016

- A. Receipt of April 2016 Financial Report**
- B. Award of Contract for Georgetown Fiber Project Conduit Installation**
- C. Permission to Solicit Requests for Proposals for the Final Design and Professional Services for the Salt Dome and School Bus Garage Relocation Project**
- D. Permission to Advertise, Bid and Award the Nicholson Drive Storm Sewer Repair Project**
- E. Approval of Annual Updates to Codified Ordinances**
- F. Permission to Submit Application to AMATS for Connecting Communities Planning Grant**

5. Legislation: May 17, 2016

- A. **Ordinance No. 16-44: Amending Land Development Code Ordinances Concerning Agricultural Use Regulations**
- Public Hearing & Second Reading
- B. **Ordinance No. 16-58: Declaring the Intent to Introduce an Ordinance on June 23, 2016, Authorizing Placement of a November 2016 Ballot Issue to Hudson Voters for the Purpose of Funding Infrastructure and Connectivity through Reduction of the Current Income Tax Credit by 25% and Seeking Public Input on this Issue**
- Third Reading
- C. **Ordinance No. 16-70: Amending Chapter 1070, Golf Advisory Board**
- Second Reading
- D. **Proposed Ordinance: Amending Codified Ordinances Concerning Definition of Council Meetings**
- First Reading

6. Items to be Added to Future Agendas

None.

7. Executive Session

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, to enter into executive session pursuant to Ohio Revised Code Section 121.22(G) to discuss pending litigation. Mr. DeSaussure recessed the meeting at 9:05 p.m. after the motion carried by the following vote:

Aye: 5 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein and Mr. Wooldredge

Mr. DeSaussure reconvened the Council workshop meeting at 9:49 p.m.

8. Adjournment

There being no further discussion, Mr. DeSaussure adjourned the Council workshop meeting at 9:50 p.m.

Hamilton DeSaussure, Jr., President of Council

Jane Howington, City Manager, Clerk of Council Pro Tempore

Workshop Minutes prepared by Melissa Raber, Office Manager.

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.