



City of Hudson, Ohio

Meeting Minutes - Final

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, October 2, 2018

7:30 PM

Town Hall

1. Call to Order

Mayor Basil called to order the meeting 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.

2. Pledge of Allegiance to the Flag

3. Roll Call

Present: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

Absent: 1 - Mr. Kelemen

Staff in Attendance: Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mrs. Slagle, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Leiter, Production Assistant; Mrs. McMaster, City Planner; Mr. Powell, Assistant Public Works Director; and Mr. Sheridan, Assistant City Manager - Professional Services.

4. Approval of the Minutes

A. [18-0088](#) Minutes of Previous Council Meetings

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

Attachments: [September 18, 2018 Council Meeting Minutes - DRAFT](#)

[September 25, 2018 Council Workshop Minutes - DRAFT](#)

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

5. Proclamations

- A. [18-0089](#) **Special Recognition of National Colonial Heritage Month during October 2018**
Executive Summary: Mayor Basil will proclaim the month of October, 2018, as “National Colonial Heritage Month” in Hudson. On behalf of the Ezekial Richardson Chapter of the National Society Colonial Dames XVII Century, Rose McIntyre, President, will be in attendance to accept this Proclamation.

Attachments: [Proclamation](#)

Ms. Rose McIntyre accepted the Proclamation on behalf of the Ezekial Richardson Chapter of the National Society Colonial Dames XVII Century. She expressed thanks and spoke of the group's mission to preserve our national colonial heritage.

Mayor Basil read this Proclamation in its entirety, recognizing October as Colonial Heritage Month.

- B. [18-0090](#) **Special Recognition of Customer Service Week.**
Executive Summary: Mayor Basil will proclaim the week of October 1 - 5, 2018, as Customer Service Week in Hudson.

Attachments: [Proclamation](#)

Ms. Howington accepted this Proclamation and recognized the City's staff and Customer Service Committee for their continuing efforts to improve customer service. She also recognized Maureen Reich for coordinating employee events this week, as well as the Assistant City Managers for holding round table discussions with employees.

Mayor Basil read this Proclamation in its entirety, recognizing Customer Service Week.

6. Public Hearing

- A. [18-142](#) **A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2019.**
Executive Summary: Because of no appreciable population change, the growth management system would not be implemented for 2019.

Attachments: [GMA Annual Report to City Council 9-10-2018](#)

[Public Hearing Notice](#)

[Resolution No. 18-142](#)

Mayor Basil opened the public hearing for Resolution No. 18-142 at 7:39 p.m.

Ms. Howington explained that staff is recommending an abbreviated Growth Management process for 2019, in accordance the City's Land Development Code regulations and based upon minimal population growth in recent years. Mrs. McMaster provided a summary of estimated population growth and the number of residential dwelling units during the years 2016 and 2017. She explained that per Section 1211.02 of the Land Development Code, the growth rate during these years does not warrant implementation of the Growth

Management Development Allocation System during 2019.

Mrs. Melissa Jones, 2233 Ravenna Street, spoke against Resolution No. 18-142, questioning staff's recommendation and the anticipated growth rate for 2019 in relation to Downtown Phase II plans, as well as the impact of this Resolution on the proposed Land Development Code amendments.

Mrs. Sarah Norman, 2212 Edgeview Drive, spoke against Resolution No. 18-142, encouraging Council members to reject staff's recommendation and to implement the Growth Management Residential Development Allocation System to protect Hudson.

There being no other comments, Mayor Basil closed the public hearing at 7:47 p.m.

This matter was public hearing held

7. Public Comments

Mrs. Rebecca Benson Leiter, resident of 134 Aurora Street and co-sponsor of petitions submitted to City Council, said that the petitions contain the signatures of more than 1,300 residents, requesting that the Downtown Phase II Development Plan be placed on the ballot. She spoke against current Phase II plans and in favor of controlled growth and preserving Hudson's character. She also suggested that Council establish a Community Advisory Board.

Ms. Jessie Obert, resident of 76 Parmelee Drive and co-sponsor of petitions submitted, requested a public vote on the Downtown Phase II Development Plan. She asked Council members to listen to citizen input, and she spoke against the Comprehensive Plan.

Acknowledging receipt of the petitions, Mayor Basil expressed appreciation and said that elected officials are aware of the expressed concerns. He said that they also have concerns, which he anticipated will be addressed during the review process.

Mr. Brian Daley, 132 South Main Street, commended Council for delaying the vote on the proposed solar energy project (Resolution No. 18-122), and he expressed appreciation for the planned discussion at the October 9th workshop. He questioned cost savings, assumptions, liabilities, indemnification, rate comparisons, assumed risks, and general terms of the proposed agreement.

Mr. Tom Hudson, 151 South Main Street, spoke in support of the petitions submitted earlier, and he spoke against the proposed Land Development Code amendments (Ordinance No. 18-93), the proposed solar project, Velocity Broad Band expansion, economic development, and the proposed South Main Street Improvements Project. He suggested that each elected official establish a community panel to gain citizen input. He also provided a copy of a recent Wall Street Journal article, "What I Learned From Having Steve Jobs Swear at Me" (attached to record copy of these minutes).

Mrs. Rhonda Grainger, 2415 Norton Road, spoke against increasing the City Manager's salary (Resolution No. 18-141).

Mrs. Jennifer Trautman, 7520 Andover Way, also spoke against increasing the City Manager's salary (Resolution No. 18-141).

Mr. Bill Melvin, 6474 Canterbury Drive, spoke against the proposed Land Development Code amendments (Ordinance No. 18-93).

Mr. Ed Stein, resident of 136 Cheshire Road and co-sponsor of petitions submitted, agreed with concerns expressed earlier regarding Downtown Phase II. He also offered his services to City officials to help them better understand the proposed solar project.

Mr. Todd Zedak, 7706 Oxgate Circle, spoke in support of the the petitions submitted, questioning the Downtown Phase II Plans, expressing concern regarding traffic impacts, and suggesting alternate uses of the area.

Ms. Wanda Hatfield, 129 Atterbury Boulevard, spoke in support of the petitions submitted. She expressed a desire to maintain Hudson's character, and she felt existing homes will be devalued by the rental properties planned for Phase II.

Ms. Dianne Ketler, 115 Ravenna Street, spoke in support of the petitions submitted, expressing the importance of preserving Hudson's historic character and against the proposed development.

8. Correspondence and Council Comments

Mr. Weinstein thanked everyone for their comments and said that he was committed to improving communications. He invited interested citizens to attend his October 3rd Open Forum and exchange dialogue.

Mrs. Bigham thanked everyone for speaking, saying that she was humbled, inspired, and appreciative of the engaged citizenry.

Mr. DeSaussure thanked everyone for speaking and said that he was also humbled. He said that effective communications is important to Council members, and he explained that Downtown Phase II has been under consideration for a long time and was advocated by a community-based committee. He said that although the petition cannot be on the November 2018 ballot due to time constraints, he welcomed comments. He spoke about the proposed solar project, indicating his intention to bring the Ordinance back before Council prior to November 6th, the date to which it had last been postponed. Finally, he urged voters to study and consider voting "no" on State Issue 1.

Mr. Wooldredge thanked everyone for their comments. He said that the City is in the midst of a long process with the Downtown Phase II development. He said that he cares deeply about Hudson, lives in an old house in the historic district, treasures Hudson's schools and people, and spends time and money advancing Hudson. He noted that the City's Comprehensive Plans included Downtown Phase II, and many locals are strongly in favor of it; however he said that perhaps a vote is needed. He said that he respects the public comments and has been listening.

Dr. Williams said that he also treasures Hudson, and one of hardest things he has encountered as a member of Council is trying to determine what residents want. He said that he is listening and will consider a vote. He noted Open Forums are hosted by At-Large Council members in an effort to improve communications.

Mr. Hanink commented that local community has the biggest impact on quality of life, something that drives his decisions as a Council member. He said that there have been many attempts to gain public input during the Comprehensive Plan review and the Downtown Phase II process. In addition, he has attended a number of resident meetings and regularly responds to email inquiries. He was committed to endeavoring to improve communications with residents. As Council Liaison to the Planning Commission, he expressed support for dividing the proposed Land Development Code amendments into three parts, and he promised to carefully consider the amendments.

Mayor Basil also urged residents to carefully examine Issue 1, cautioning that it is an inappropriate use the Constitution of the State of Ohio. He expressed appreciation for public comments. He shared his family's love of the Hudson community. He said that the Land Development Code is an important piece of our community, but it has become cumbersome, and the current effort is to make it more understandable and usable for citizens. Although he doesn't have a vote, he said he will not support any change in the LDC's fundamental values and principles. He noted that open forums are open to all in the community, and he encouraged citizens to continue to reach out to their elected officials.

9. Report of Manager

Ms. Howington said that political signs need to be posted behind sidewalks and on private property. She said that if signs are inappropriately posted, staff will attempt to relocate them. She reminded residents of the City's Leaf Collection Program and said that information and collection dates are posted on the City's website. She encouraged residents to move leaves into wooded areas if possible, and she asked residents who use landscaping companies to have them park on side streets.

10. Discussion Items

None.

11. Appointments

Mayor Basil thanked everyone who applied to serve on the Environmental Awareness Committee, noting that serving on one of the City's boards or committee's is an excellent way for people to become involved and learn about the City.

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, that Ms. Karen Farkas be appointed to the Environmental Awareness Committee to serve a partial term ending on December 31, 2020. The motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

12. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Dr. Williams, to suspend the rule requiring three readings to allow for passage of legislative items 12A through 12C on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mr. DeSaussure, Mr. Hanink, Mr. Weinstein, Dr. Williams, Mr. Wooldredge and Mrs. Bigham

Approval of the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mr. Weinstein, to approve items 12A through 12C on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mr. Hanink, Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham and Mr. DeSaussure

A. [18-138](#)

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.

Executive Summary: 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: [Letter from Summit County Fiscal Officer 9-6-2018](#)
[Property Tax Amounts & Rates - Estimate for Tax Year 2018 - Collection Year 2019](#)
[Resolution No. 18-138](#)

Resolution No. 18-138 was passed on the Consent Agenda.

- B. [18-139](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH GPD GROUP FOR PROFESSIONAL SERVICES FOR PROGRAMMING, TESTING AND COMMISSIONING OF THE SCADA SYSTEM FOR THE PROSPECT SUBSTATION IMPROVEMENTS PROJECT.**
- Executive Summary:*** This contract is for the professional services to program, setup, test and commission the Supervisory Control and Data Acquisition (SCADA) system to incorporate the new switch gear, transformer and other various pieces of equipment. This work is required for the completion of the scheduled upgrades as part the Prospect Street Substation Improvement Project.
- Attachments:*** [Hudson Prospect Substation Improvement SCADA Development Proposal](#)
[Resolution No. 18-139](#)

Resolution No. 18-139 was passed on the Consent Agenda.

- C. [18-140](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT RENEWAL FOR MAINTENANCE AND REPAIR OF TRAFFIC SIGNALIZATION EQUIPMENT.**
- Executive Summary:*** The Public Works Department budgets \$35,000 annually for preventative maintenance, emergency repairs, and component replacements for the city's traffic signalization equipment. The contract consists of unit pricing as the maintenance activities fluctuate and have the potential to exceed \$25,000 annually. This service provides for safe and reliable operation of the system. The current contract with Signal Service Company expires on December 31, 2018, and is eligible for renewal.
- Attachments:*** [Hudson Traffic Signal Maintenance](#)
[Resolution No. 18-140](#)

Resolution No. 18-140 was passed on the Consent Agenda.

Items Removed from the Consent Agenda

- D. [18-141](#) **A RESOLUTION AUTHORIZING AN AMENDMENT TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT; AND DECLARING AN EMERGENCY.**
- Executive Summary:*** City Council will take action pertaining to City Manager Jane Howington's Employment Agreement.
- Attachments:*** [Resolution No. 18-141](#)

Mrs. Bigham requested that Resolution No. 18-141 be removed from the Consent Agenda.

A motion was made by Mrs. Bigham, seconded by Mr. DeSaussure, to suspend the rule requiring three readings to allow for passage of Resolution No. 18-141. The motion carried by the following vote:

Aye: 6 - Mr. Weinstein, Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Hanink

Mrs. Bigham expressed opposition to Resolution No. 18-141. Mr. Wooldredge said that it is Council's responsibility to direct the City Manager. He and all remaining Council members and Mayor Basil expressed support for Ms. Howington's raise.

A motion was made by Mrs. Bigham, seconded by Mr. DeSaussure, to pass Resolution No. 18-141. The motion carried by the following vote:

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

Nay: 1 - Mrs. Bigham

13. Legislation

A. [18-129](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH M. CAMPBELL CONTRACTING, LLC FOR THE HUDSON DRIVE WATERLINE EXTENSION PROJECT; AND DECLARING AN EMERGENCY.

Executive Summary: This project will involve the installation of a new 12” watermain to provide drinking water and fire suppression to properties along Hudson Drive near the Hudson Gate Drive intersection.

Attachments: [Exhibit A - Locaton Map](#)
[Bid Tabulation - Akron Option](#)
[Resolution No. 18-129](#)

Mayor Basil read the title of Resolution No. 18-129, which constituted its third reading.

A motion was made by Mr. Wooldredge, seconded by Dr. Williams, to postpone Resolution No. 18-129 to the Council meeting of December 18, 2018. The motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

B. [18-130](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LOCKHART CONCRETE COMPANY FOR THE HUDSON DRIVE WATERLINE EXTENSION PROJECT; AND DECLARING AN EMERGENCY.

Executive Summary: This project will involve the installation of a new 12” watermain to provide drinking water and fire suppression to properties along Hudson Drive near the Hudson Gate Drive intersection.

Attachments: [Exhibit A - Location Map](#)
[Bid Tabulation - Metro RTA Option](#)
[Resolution No. 18-130](#)

Mayor Basil read the title of Resolution No. 18-130, which constituted its third reading.

A motion was made by Mr. Wooldredge, seconded by Dr. Williams, to postpone Resolution No. 18-130 to the Council meeting of December 18, 2018. The motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

C. [18-142](#)

A RESOLUTION ACCEPTING THE CITY MANAGER'S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2019.

Executive Summary: Because of no appreciable population change, the growth management system would not be implemented for 2019.

Attachments: [GMA Annual Report to City Council 9-10-2018](#)
[Public Hearing Notice](#)
[Resolution No. 18-142](#)

Mayor Basil read the title of Resolution No. 18-142, which constituted its first reading.

D. [18-122](#)

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A SOLAR POWER PURCHASE AGREEMENT AND A PROPERTY EASEMENT AGREEMENT WITH HUDSON SHINES LLC.

Executive Summary: At the July 10, 2018 Council meeting the City's power consultant Mr. John Courtney recommended that the City move forward with purchasing power from a solar photovoltaic system to be located on a portion of the City's Hines Hill Property. The system would be interconnected to the City's public electric grid (behind the meter). Mr. Courtney also reviewed the submitted KWh pricing and the property easement language for the project. Per the agreements, Hudson Shines LLC, the recommended developer, is to design, construct, own and operate a 2 MW photovoltaic system and provide 100% of the energy production to the City of Hudson at a fixed price for a 25-year term. Hudson Shines LLC will be the exclusive owner and operator of the system and is responsible for meeting all local, state and federal requirements with regards to the solar power system design, construction and operation. The project map has been attached for reference.

Attachments: [YDC Property Solar Project Limits](#)
[Hudson Solar Project - Preliminary Site Plan](#)
[Ordinance No. 18-122](#)

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, to reconsider the action taken on September 18, 2018, to postpone Ordinance No. 18-122 to November 6, 2018. The motion carried by the following vote:

Aye: 6 - Mr. DeSaussure, Mr. Hanink, Mr. Weinstein, Dr. Williams, Mr. Wooldredge and Mrs. Bigham

A motion was made by Mr. DeSaussure, seconded by Mr. Wooldredge, to postpone Ordinance No. 18-122 to the Council meeting of November 6, 2018. The motion failed by the following vote:

Nay: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

A motion was made by Mr. DeSaussure, seconded by Mr. Hanink, to postpone Ordinance No. 18-122 to the Council meeting of October 16, 2018. The motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

14. Executive Session

A motion was made by Mr. Wooldredge, seconded by Mr. Hanink, to enter into executive session to consider the employment of a public employee and the disposition of public property. Mayor Basil recessed the meeting at 9:15 p.m. after the motion carried by the following vote:

Aye: 6 - Dr. Williams, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Hanink and Mr. Weinstein

Mayor Basil reconvened the regular meeting at 10:00 p.m.

15. Adjournment

There being no further business, Mayor Basil adjourned the Council meeting at 10:00 p.m.

David A. Basil, Mayor

Elizabeth Slagle, 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.