



City of Hudson, Ohio

Meeting Minutes - Draft

City Council

William A. Currin, Mayor

Hamilton DeSaussure, Jr., City Council President (At-Large)

David A. Basil, City Council Member (Ward 2)

Dennis N. Hanink, City Council Member (Ward 1)

Alex D. Kelemen, City Council Member (Ward 3)

Keith W. Smith, City Council Member (Ward 4)

J. Daniel Williams, City Council Member (At-Large)

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

Jane Howington, City Manager

R. Todd Hunt, City Solicitor

Elizabeth A. Slagle, Clerk of Council

Wednesday, October 1, 2014

7:30 PM

Town Hall

1. Call to Order

Mayor Currin called to order the meeting of Hudson City Council at 7:30 p.m.

2. Pledge of Allegiance to the Flag

3. Roll Call

Present: 7 - Mr. Basil, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Smith, Dr. Williams and Mr. Wooldredge

Staff in Attendance: Ms. Howington, City Manager; Mr. Hunt, City Solicitor; Mrs. Slagle, Clerk of Council; Mr. Comeriato, Public Works Director; Mr. Hilbish, Information Systems Manager; Mr. Hutchinson, Parks Superintendent; Mr. Knoblauch, Finance Director; Mr. Leiter, Production Assistant; Mr. Richardson, Community Development Director; Ms. Roberts, Communications Manager; Mr. Sheridan, City Engineer; Mr. Wiedie, Economic Development Director.

4. Approval of the Minutes

A. [14-0068](#)

MINUTES OF PREVIOUS COUNCIL MEETINGS.

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

Attachments: [September 17, 2014 Council Meeting - Minutes DRAFT](#)
[September 23, 2014 Council Workshop - Minutes DRAFT](#)

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

5. Honorary Resolutions

A. [14-119](#) **A RESOLUTION THANKING MR. FREDERICK “TED” COWIE FOR HIS SERVICE TO THE COMMUNITY.**

Executive Summary: This Resolution provides recognition and thanks to Mr. Ted Cowie for his dedicated service as a member of the Economic Growth Board.

Attachments: [Resolution No 14-119](#)

Mayor Currin read this Resolution in its entirety and presented a copy to Mr. Cowie.

Mr. Wooldredge, Council Liaison to the Economic Growth Board, thanked Mr. Cowie for providing a business perspective and being a spokesman for the broadband initiative. Mr. Basil also expressed appreciation.

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, that this Resolution be adopted. The motion carried by the following vote:

Aye: 7 - Mr. Basil, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Smith, Dr. Williams and Mr. Wooldredge

B. [14-120](#) **A RESOLUTION THANKING MR. WILLIAM M. HOPKINS FOR HIS SERVICE TO THE COMMUNITY.**

Executive Summary: This Resolution provides recognition and thanks to Mr. William Hopkins for his dedicated service as a member of the Economic Growth Board.

Attachments: [Resolution No 14-120](#)

Mayor Currin read this Resolution in its entirety and asked that a copy be mailed to Mr. Hopkins, who was unable to attend the meeting.

Mr. Wooldredge thanked Mr. Hopkins for an excellent job as a board member and Chair. Mr. Smith said that under Mr. Hopkins' guidance, the Economic Growth Board has become a real asset. Mr. Basil also expressed appreciation.

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, that this Resolution be adopted. The motion carried by the following vote:

Aye: 7 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Smith, Dr. Williams, Mr. Wooldredge and Mr. Basil

6. Public Hearings

- A. [14-106](#) **AN ORDINANCE AMENDING PART TWELVE OF THE ORDINANCES OF HUDSON TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE SUMMIT COUNTY TAX PARCEL 3009586 WHICH IS SOUTH OF BOSTON MILLS ROAD AT THE CORPORATE LIMITS WITH THE VILLAGE OF BOSTON HEIGHTS FROM “DISTRICT 6 - WESTERN HUDSON GATEWAY” TO “DISTRICT 3- OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD ZONE”.**

Executive Summary: Prestige Homes has reapplied to rezone this property to enlarge The Reserve at River Oaks, its subdivision east of this parcel.

Attachments: [20140811 PC Staff Report](#)
[20140717 C Brown Letter - Rezoning Request](#)
[20140707 Traffic Impact Study Executive Summary](#)
[20140811 Environmental Memorandums](#)
[20140811 Correspondence and Testimony](#)
[20140814 Vicinity Map V2](#)
[20140811 Subject Parcel](#)
[20140811 Previous PC Staff Reports](#)
[20140925 Watersheds](#)
[Ordinance No 14-106](#)

Mayor Currin opened the public hearing on Ordinance No. 14-106 at 7:40 p.m.

Dr. Karen Leith, resident of 7379 Stoneledge Circle and representative of Leagues of Women Voters for the Hudson, Tallmadge, and Akron areas, spoke against passage of this Ordinance, and expressed concerns regarding development impacts on wetlands and watersheds, wellhead protection, EPA standards, and protection of natural habitat. (See testimony and supplemental information attached to record copy of these minutes).

Mr. Robert Drew, 66 East Streetsboro Street, spoke of the importance of commercial development in this area adjacent to State Route 8 with nearby commercial development in Boston Heights. He supported retaining the commercial zoning for this property and urged Council members to vote against this Ordinance.

Ms. Kathie Dougherty, business owner at 780 Boston Mills Road, spoke in support of this Ordinance and urged Council to permit the rezoning.

Mr. Ray Stewart, President of Ohio Wetlands Association, 190 Sipple Avenue, Amherst, Ohio, urged that Council vote against this rezoning request and furthermore urged that no development at all take place on the subject property. He spoke of the importance of protecting the wellhead and of potential problems with residential homes being built in wetland areas. He said that the property has great potential for recreation and wildlife, and there are higher purposes for this land.

Mr. Curt VanBlarcum, 422 North Main Street, urged Council to vote against passage of this rezoning request. He spoke of studies performed on this property and the environmental integrity. He read from Section 1 of Ordinance No. 97-156, entitled "AN ORDINANCE TO APPROVE A MODIFICATION TO THE CONTINUING COMPREHENSIVE PLAN TO

AMEND LAND USE CONCEPT AREA 6 "WESTERN HUDSON GATEWAY," AND AMENDING PLANNING CODE SECTION 1205.01," regarding the identification and importance of protecting environmentally sensitive land. He urged Council to respect the existing zoning, and he proposed that an innovative plan be created with respect for the land and said that high quality commercial offices would have less impact to the environment than residential development.

Roseanne Thomas, resident of 2573 Brunswick Lane and member of the League of Women Voters, spoke against passage of this Ordinance. She asked if there is public interest in making this change and said that housing is a private commercial venture and the least productive tax revenue use. She encouraged an innovative plan for land use under current zoning.

Mr. Chris Brown, representing Prestige Homes, 17 W. Streetsboro Street, asked for Council's support of this Ordinance. He provided a history of land ownership, noting that Prestige has owned the property for 26 years, and the zoning was changed from residential to commercial/industrial after merger. He explained the limitations of commercial development due to constraints of wetlands and setback requirements. He noted that property tax revenue from residential development would provide funding for the Schools, City, and Library; and residents of the 88 new homes would be supporting local businesses. He said that the conceptual plan includes preservation of 52 acres of open space, and that residential zoning would better conform with adjacent parcels. He said that residential traffic on Boston Mills Road would have the least impact compared to other uses. He said that recommendations to preserve ecological features, contained in a 1996 Land Characterization Study for this property, have been implemented. Finally, he said that the subject parcel is not in the wellhead protection area, and development would not have an impact on the City's water supply. (See prepared remarks attached to record copy of these minutes).

Ms. Jennifer Reinhardt, resident of 115 College Street, Western Reserve Academy instructor, forester and wildlife biologist, spoke regarding the environmental impacts of alterations to wetlands and creek systems. She said that any development of the subject property will affect the hydrology of the soil and described the negative impacts to the watershed of residential development, including degradation of stream and wildlife habitat, as well as impacts of traffic, unregulated oil dumping, and use of fertilizers. She said that commercial/industrial use of the property could be monitored more easily. She urged Council to vote against passage of this Ordinance in order to protect the land's natural features.

Mayor Currin closed the public hearing on Ordinance No. 14-106 at 8:25 p.m.

A public hearing was held regarding Ordinance No. 14-106.

7. Public Comments

Mrs. Peggy Bartulovic, 2999 Hoadley Lane, Twinsburg, urged Council to vote against the passage of Resolution No. 14-126, entitled "A RESOLUTION DECLARING THE CITY'S INTENT TO APPROPRIATE THE PARCEL OF REAL PROPERTY KNOWN AS 2949 HUDSON-AURORA ROAD, PERMANENT PARCEL NUMBER 30-09210, FOR PUBLIC PARK AND PARK ENTRANCE PURPOSES; AND DECLARING AN EMERGENCY." She said that she and her husband signed a purchase agreement for this property in early September, and their plans for this property were approved by the Architectural and Historic Board of Review on September 24, 2014. (See copies of supporting documents attached to file copy of these minutes).

Mrs. Joann Fink, 7538 Crown Point Drive, also spoke against passage of Resolution No. 14-126. She said that the Parks Master Plan shows access to the Parks property from Middleton Road, and she encouraged Council to vote against this Resolution. She said that

the plan for City access to Parks property from Hudson-Aurora Road has not been communicated to area residents.

Mr. Louis Bartulovic, 2999 Hoadley Lane, Twinsburg, also spoke against passage of Resolution No. 14-126. He said that their intent is to demolish the existing structure and build a new home on the property. He questioned the traffic impact and how the City's plan complies with the existing development scheme.

8. Correspondence and Council Comments

Mr. DeSaussure spoke regarding Resolution No. 14-126, saying that the purchase of property at 2949 Hudson-Aurora Road was recommended recently by the Park Board as a possible method of access from Hudson-Aurora Road into High Point Park. He sympathized with the Bartulovics and said that the City was unaware of their signed contract.

Mr. DeSaussure read excerpts of two letters received regarding Ordinance No. 14-106 from Dr. Ellen Ritter, 2801 Hudson-Aurora Road, and Mr. Michael Flynn, 290 N. Main Street. Both letters urged Council to vote against this rezoning request. (See letters on file with record copy of these minutes).

Mr. Wooldredge provided an update from the Economic Growth Board and said that members are looking for opportunities to assist the Economic Development Director and City Manager.

Mr. Kelemen thanked Ms. Howington and residents who attended the recent Ward 3 Open Forum. He said that the recent Green on the Green event was very successful, and he encouraged citizens to attend the upcoming Fire Department Open House on Sunday, October 5, 2014.

Regarding Resolution No. 14-126, Mr. Basil addressed the Bartulovics' comments and said that he would like to gain a better understanding of the situation regarding the subject property. He also noted that Hudson's Fire Department is a volunteer force, and he encouraged residents to attend the open house and express appreciation to members of the Fire Department. Mr. Basil announced that the next Ward 2 Open Forum will be held at 7:30 p.m. on October 28, 2014.

Mayor Currin encouraged citizens to support the local Farmers' Market during the final events of the season, held on Saturday mornings through October 11, 2014.

9. Report of Manager

Ms. Howington said that Trick or Treat will be held on October 31st from 6 to 8 p.m., the Merchants' Trick or Treat will take place on October 30th from 4 to 6 p.m., and the Fire Department Open House is scheduled for Sunday, October 5th from 1 to 4 p.m. She encouraged citizens to participate in the Solid Waste Disposal Survey, accessible through the City's website, and she said that hydrant flushing will begin on October 13th and will last for approximately 2 weeks.

10. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Dr. Williams, to suspend the rules as provided in Section 220.03 of the Codified Ordinances to allow for passage of items on the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mr. Hanink, Mr. Kelemen, Mr. Smith, Dr. Williams, Mr. Wooldredge, Mr. Basil and Mr. DeSaussure

Approval of the Consent Agenda

A motion was made by Mr. Wooldredge, seconded by Mr. Smith, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mr. Kelemen, Mr. Smith, Dr. Williams, Mr. Wooldredge, Mr. Basil, Mr. DeSaussure and Mr. Hanink

A. [14-121](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE CITY OF CLEVELAND FOR AN EXTENSION OF A WATER LINE ALONG CHITTENDEN ROAD IN THE VILLAGE OF BOSTON HEIGHTS; AND DECLARING AN EMERGENCY.

Executive Summary: The City of Hudson and the City of Cleveland wish to enter into an agreement in order for the City of Hudson to supply a specified portion of Chittenden Road with Hudson water (See Exhibit A attached). The new Sky Zone site on Chittenden Road will become the City of Hudson's customer and the City of Hudson will read, bill, and maintain the waterline along this specified portion of Chittenden Road.

Attachments: [Skyzone Water Extension](#)
[Village of Boston Heights Letter](#)
[Resolution No 14-121](#)

This Resolution was adopted by suspending the rules.

B. [14-122](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES WITH MAGELLAN ADVISORS, LLC FOR A BROADBAND NEEDS ASSESSMENT AND BUSINESS PLAN; AND DECLARING AN EMERGENCY.

Executive Summary: This project will result in the production of a Broadband Needs Assessment and a Broadband Business Plan containing a needs assessment, preliminary engineering and construction cost estimates, organizational and operational recommendations for future network implementation projects, and funding strategies for potential projects. The desired outcome of this planning effort is to provide a tool for the city to implement a 3 phased installation plan to loop the city with fiber, connect the business parks, and implement fiber to the homes (FTTH).

Attachments: [Megellan AdvisorsSMALL](#)
[Resolution No 14-122](#)

This Resolution was adopted by suspending the rules.

- C. [14-123](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH UNIVAR COMPANY FOR ROCK SALT FOR THE CITY'S WATER TREATMENT PLANT.**
Executive Summary: The Water Resources Division uses bulk coarse rock salt to regenerate softening equipment as part of the water treatment process at the Water Plant. The Water Resources Division currently budgets \$110,250 annually for rock salt and water treatment chemicals. The current rock salt contract is held by the Univar Company. The contract term ends on December 31, 2014. The 2013 rock salt expenditures for water treatment operations had a total expenditure of \$79,041.63
Attachments: [Bid Tab 2015 Northern Rock Salt - Water](#)
 [Resolution No 14-123](#)

This Resolution was adopted by suspending the rules.
- D. [14-124](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT EXTENSION WITH THE AARON LANDSCAPING, INC. FOR GENERAL LANDSCAPING SERVICES.**
Executive Summary: Aaron Landscaping, Inc. wishes to extend the current contract at current prices for 2015 and 2016.
Attachments: [Resolution Authorizing Contract with Aaron Landscaping for Gen Landscaping Svcs](#)
 [Resolution Approving Advertising & Bidding 2014](#)
 [Bid Tab 2015-2016 General Landscaping Program - Extension](#)
 [Resolution No 14-124](#)

This Resolution was adopted by suspending the rules.
- E. [14-125](#) **A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SIGNAL SERVICE COMPANY FOR MAINTENANCE AND REPAIR OF TRAFFIC SIGNALIZATION EQUIPMENT.**
Executive Summary: The Public Works Department budgets \$30,000 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 exceed \$25,000 annually. The 2013 expenditures were \$16,126.94. This service provides for safe and reliable operation of the system. The current contract expires on December 31, 2014.
Attachments: [Res No 13-157 Council Authorization to Bid 2014](#)
 [Res No 12-129 Contract with Signal Svc for Maint and Repair of Traffic Signal Equip](#)
 [Bid Tab 2015-2016 Traffic Signal Maint](#)
 [Resolution No 14-125](#)

This Resolution was adopted by suspending the rules.

Items Removed from the Consent Agenda

- F. [14-126](#) **A RESOLUTION DECLARING THE CITY'S INTENT TO APPROPRIATE THE PARCEL OF REAL PROPERTY KNOWN AS 2949 HUDSON-AURORA ROAD, PERMANENT PARCEL NUMBER 30-09210, FOR PUBLIC PARK AND PARK ENTRANCE PURPOSES; AND DECLARING AN EMERGENCY.**

Executive Summary: The Park Board has recommended the purchase of a parcel of property on Hudson-Aurora Road to afford access to public park property. This Resolution authorizes staff to initiate procurement of this parcel.

Attachments: [Resolution No 14-126](#)

Mayor Currin read the title of this Resolution, which constituted its first reading.

Mr. Wooldredge asked that this item be removed from the Consent Agenda.

Mr. DeSaussure said that Council's understanding was that there was a potential offer on the property. Mr. Smith, Council Liaison to the Park Board, said that from the Park Board's perspective, they only knew that the property was for sale, and they recommended that City Council pursue a purchase. Mr. Kelemen said that this matter was discussed during executive session with an understanding that there was not initially an active buyer.

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, that this Resolution be tabled for further discussion next week.

Aye: 7 - Mr. Smith, Dr. Williams, Mr. Wooldredge, Mr. Basil, Mr. DeSaussure, Mr. Hanink and Mr. Kelemen

11. Legislation

- A. [14-106](#) AN ORDINANCE AMENDING PART TWELVE OF THE ORDINANCES OF HUDSON TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE SUMMIT COUNTY TAX PARCEL 3009586 WHICH IS SOUTH OF BOSTON MILLS ROAD AT THE CORPORATE LIMITS WITH THE VILLAGE OF BOSTON HEIGHTS FROM “DISTRICT 6 - WESTERN HUDSON GATEWAY” TO “DISTRICT 3- OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD ZONE”.

Executive Summary: Prestige Homes has reapplied to rezone this property to enlarge The Reserve at River Oaks, its subdivision east of this parcel.

Attachments: [20140811 PC Staff Report](#)
[20140717 C Brown Letter - Rezoning Request](#)
[20140707 Traffic Impact Study Executive Summary](#)
[20140811 Environmental Memorandums](#)
[20140811 Correspondence and Testimony](#)
[20140814 Vicinity Map V2](#)
[20140811 Subject Parcel](#)
[20140811 Previous PC Staff Reports](#)
[20140925 Watersheds](#)
[Ordinance No 14-106](#)

Council members discussed tabling this Ordinance.

A motion was made by Mr. Basil, seconded by Mr. DeSaussure, that this Ordinance be tabled until November 5, 2014. The motion failed by the following vote:

Aye: 2 - Mr. Basil and Mr. DeSaussure

Nay: 5 - Dr. Williams, Mr. Wooldredge, Mr. Hanink, Mr. Kelemen and Mr. Smith

Council members stated their views regarding passage of this Ordinance.

A motion was made by Mr. Smith, seconded by Mr. Hanink, that this Ordinance be adopted. The motion carried by the following vote:

Aye: 4 - Mr. Wooldredge, Mr. Hanink, Mr. Kelemen and Mr. Smith

Nay: 3 - Mr. Basil, Mr. DeSaussure and Dr. Williams

B. [14-115](#)**AN ORDINANCE AUTHORIZING THE EXTENSION OF BOTH SAPPHIRE AND EAST SAPPHIRE DRIVES ACROSS EXISTING RESERVATION STRIPS OF LAND TO CONNECT THOSE PUBLIC STREETS.**

Executive Summary: The Ordinance would release the existing reservations strips where Sapphire Drive and East Sapphire Drive presently end which would allow these streets to be connected as proposed on the preliminary plan of Sapphire Estates Subdivision.

Attachments: [20140730 Aerial](#)
 [20140730 Composite Map](#)
 [20140630 Preliminary Plan](#)
 [20140714 Decision](#)
 [20140902 City Manager's Memo - Reservation Strips on Sapphire Dr.](#)
 [Ordinance No 14-115](#)

Mayor Currin read the title of this Ordinance, which constituted its third reading.

Council members discussed the need for tabling this Ordinance.

A motion was made by Mr. DeSaussure, seconded by Mr. Basil, that this Ordinance be adopted.

A subsidiary motion was made by Mr. Kelemen, seconded by Mr. Wooldredge, that this Ordinance be tabled, pending further discussion at a workshop. The motion carried by the following vote:

Aye: 4 - Mr. Basil, Mr. Hanink, Mr. Kelemen and Mr. Wooldredge

Nay: 3 - Mr. DeSaussure, Mr. Smith and Dr. Williams

A motion was made by Mr. DeSaussure, seconded by Mr. Smith, that this Ordinance be tabled until the Council meeting on November 5, 2014. The motion carried by the following vote:

Aye: 7 - Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Smith, Dr. Williams, Mr. Wooldredge and Mr. Basil

C. [14-116](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE 2014-2015 “SUMMIT COUNTY INTERGOVERNMENTAL MEMORANDUM OF UNDERSTANDING FOR JOB CREATION AND RETENTION AND TAX REVENUE SHARING.”**

Executive Summary: Approval of this resolution would allow for Hudson’s participation in the Summit County Intergovernmental Memorandum of Understanding for Job Creation and Retention and Tax Sharing Agreement for the period from October 1, 2014 to June 30, 2015.

Attachments: [2014-2015 Version - Jobs Preservation MOU - Tracked Changes](#)
 [2014-2015 Version - Jobs Preservation MOU - Clean Copy](#)
 [Akron Water Service - Vacant Parcels](#)
 [Resolution No 14-116](#)

Council members expressed their views on passage of this Resolution. Mayor Currin noted

that the City Manager and Economic Development Director have recommended Council support for this Resolution.

A motion was made by Mr. Wooldredge, seconded by Mr. Basil, that this Resolution be adopted. The motion failed by the following vote:

Aye: 3 - Mr. Wooldredge, Mr. Basil and Mr. DeSaussure

Nay: 4 - Mr. Hanink, Mr. Kelemen, Mr. Smith and Dr. Williams

12. Adjournment

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

William A. Currin, 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.