



# City of Hudson, Ohio

## Meeting Minutes - Final City Council Workshop

*Jeffrey L. Anzevino, Mayor*  
*Christopher W. Foster, President of Council (Ward 2)*  
*Christopher A. Banweg, Council Member (At-Large)*  
*Michael W. Bird, Council Member (Ward 4)*  
*Patricia L. Goetz, Council Member (Ward 1)*  
*Karen E. Heater, Council Member (At-Large)*  
*Nicole V. Kowalski, Council Member (At-Large)*  
*Skylar J. Sutton, Council Member (Ward 3)*

*Thomas J. Sheridan, City Manager*  
*Marshal Pitchford, City Solicitor & Special Counsel*  
*Aparna Wheeler, Clerk of Council*

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Tuesday, October 8, 2024

7:30 PM

Town Hall  
27 East Main Street

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### 1. Call to Order

**Mayor Anzevino called to order the workshop 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, and he handed the workshop over to President of Council Foster, in accordance with Council Rules.**

**Present:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

*Others & Staff in Attendance: Mr. Sheridan, City Manager; Mr. Griffith, Director - Management & Budget; Mr. Hannan, Community Development Director; Mr. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant, and Mr. Wash, Assistant Public Works Director.*

### 2. Correspondence and Council Comments

*Mrs. Kowalski shared an update from the Environmental Awareness Committee meeting, highlighting the 2025 goals and noting that the holiday light drive will begin in November this year, rather than December as in previous years.*

*Dr. Goetz provided information related to an Architectural Historic Board of Review case related to 56 College Street.*

*Mr. Banweg mentioned receiving complaints about the placement of political signs and instances of tampering with them.*

*Mayor Anzevino noted there will be a ribbon-cutting ceremony this week at Sunoco on SR 91 and Awaken Bake Company. He also reminded interested citizens that the Safety Center Open House will be take place on Monday, October 14 from 5:30-8:30 p.m.*

*Mr. Foster requested the installation of signs at the entrances to the City noting the Hudson Sister City with Landsberg am Lech, Germany.*

### 3. Discussion Items

A. [TMP-7526](#) **AN ORDINANCE RELEASING THE RESERVATION STRIP WITHIN THE PINE TRAILS SUBDIVISION.**

**Brief Description:** Request to remove the reservation strip within the Pine Trails Subdivision to provide access to the abutting 18.16 acres which is no longer anticipated for extension of the subdivision.

**Attachments:** [Applicant letter 9.23.24](#)  
[Nye 18 Acre Boundary Survey](#)  
[Pine Trails Phase I](#)  
[Exhibit A: Pine Trails - GIS Overview](#)  
[Draft Ordinance](#)

*Mr. Hannan shared details about the reason for releasing the reservation strip and the intended use of the land, which included planting of grapes and/or apples. Council discussion followed that included increased commercial traffic within this neighborhood and notification to surrounding neighbors.*

**This matter was discussed.**

B. [24-0095](#) **Proposed Sanitary Sewer Backflow Preventer Program**

**Brief Description:** Staff will be present to discuss a sanitary sewer backflow preventer program, as requested by Council.

*Mr. Sheridan presented information related to the proposed program. Discussion followed that addressed several points, including reimbursing individuals who had a backflow preventer installed before the program's implementation, length of program, fairness of limiting it to homes effected by the August 8th flood, and the possibility of reducing the reimbursement amount to make it available to all residents. Council requested staff to follow-up with the Summit County Department of Sanitary Sewer Services to see if they were willing to assist residents.*

**This matter was discussed.**

C. [24-0096](#) **Preliminary 2025 - 2029 Five-Year Plan Review**

**Brief Description:** Staff will present 2025-2029 Five Year Plan Capital for all funds.

**Attachments:** [2025 - 2029 Five Year Capital Summary](#)  
[2025 - 2029 Five Year Plan - Original Draft 10-08-24](#)

*Mr. Griffith reviewed the capital budget for the 2025-2029 Five-Year Plan and presented a schedule for the upcoming budget discussions. He also highlighted several significant infrastructure expenditures, including the street program, storm water, connectivity, the Public Works Building and the Ellsworth Golf Clubhouse. He further reviewed capital expenditures for the following funds: Police, Information Systems, Public Properties, Annual Street Program, Connectivity program, Pay as You Go Street Improvements, Street Maintenance, Cemetery, Parks, Hudson Community Television, Fire, Water, Electric, Storm Water, Golf, Velocity Broadband, and Fleet. Council discussion included safety improvements at City Hall, bench replacement, indication of projects moving from unfunded to funded, location of cemetery headstone repairs, and possibility of moving storm water projects up to 2024.*

**This matter was discussed.**

#### 4. Proposed Consent Agenda for October 15, 2024, Council Meeting

- A. [24-0102](#) **A Motion to Acknowledge the Timely Receipt of the September 2024 Monthly Financial Report**

**Brief Description:** Financial summaries are provided each month for Council's review.

**Attachments:** [September 2024 Financial Report](#)

**This Motion was forwarded for further consideration at the October 15, 2024, Council meeting.**

- B. [24-122](#) **A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO REPRESENT THE CITY OF HUDSON OHIO AS A MEMBER OF COMMITTEES OF THE BOARD OF TRUSTEES OF AMERICAN MUNICIPAL POWER, INC.**

**Brief Description:** As a matter of record American Municipal Power (AMP) is requesting City of Hudson Council legislation formally authorizing the Director of Public Works to serve on AMP Board of Trustees sub-committees.

**Attachments:** [Resolution No. 24-122](#)

**This Resolution was forwarded for further consideration at the October 15, 2024, Council meeting.**

- C. [24-123](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH CT CONSULTANTS, A VERDANTAS COMPANY, FOR ENGINEERING DESIGN SERVICES FOR THE WATER TREATMENT PLANT FACILITY SOFTENER REHABILITATION PROJECT.**

**Brief Description:** The City solicited proposals for the rehabilitation of the water treatment plant facility softener tanks to improve inspection and maintenance access and to promote higher flow rates.

**Attachments:** [Resolution No. 24-123](#)

**This Resolution was forwarded for further consideration at the October 15, 2024, Council meeting.**

#### 5. Proposed Legislation for October 15, 2024, Council Meeting

- A. [24-86](#) **AN ORDINANCE PERMITTING FUNDS-IN-LIEU OF SIDEWALKS CITYWIDE AND REAFFIRMING THE CITY'S COMMITMENT TO NON-VEHICULAR CONNECTIVITY IN THE CITY OF HUDSON.**

**Brief Description:** The Council of the City of Hudson seeks to clarify conflicting variance precedents granted by the Board of Zoning & Building Appeals.

**Attachments:** [Ordinance No. 24-86 \(as revised 7-16-2024\)](#)

[PC 24-842 Decision - LDC amendment - Sidewalk Funds-in-Lieu](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

- B. [24-110](#)      **AN ORDINANCE AMENDING CITY COUNCIL RULES TO ESTABLISH A PROCESS FOR THE REFERRAL OF MATTERS TO BOARDS AND COMMISSIONS EFFICIENTLY BY MOTION; AND DECLARING AN EMERGENCY.**  
***Brief Description:*** This ordinance simplifies the parliamentary procedure for City Council's referral of items or topics to City boards and commissions.  
***Attachments:***      [Ordinance No. 24-110](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

- C. [24-111](#)      **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. 24-111](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

- D. [24-112](#)      **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$925,000 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 1.0 ACRE OF REAL PROPERTY LOCATED AT 94 OWEN BROWN STREET.**  
***Brief Description:*** This ordinance allows for the financing of the former Windstream property at 94 Owen Brown Street, purchased as part of the Downtown Phase II Project.  
***Attachments:***      [Ordinance No. 24-112](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

- E. [24-113](#)      **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$7,300,000 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 Certificate - 5810 Hudson Dr Salt Storage Ordinance No. 24-113](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

- F. [24-114](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$3,295,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING REAL PROPERTY IDENTIFIED BY THE SUMMIT COUNTY FISCAL OFFICER AS PERMANENT PARCEL NOS. 30-01315 AND 30-01316 AND CONSISTING OF APPROXIMATELY 31 ACRES KNOWN AS 5431 HUDSON DRIVE IN THE CITY FOR THE PURPOSE OF PROVIDING A FACILITY HOUSING FUNCTIONS OF THE CITY'S DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTING, FURNISHING AND EQUIPPING THAT FACILITY AND CLEARING, EQUIPPING AND IMPROVING THAT SITE**

**Brief Description:** This ordinance allows for the financing of the purchase of the Hudson Drive property that will be used for the new Public Works facility as well as financing the cost of design of the new facility.

**Attachments:** [Fiscal Officer Certificate - 5431 Hudson Drive Public Works Ordinance No. 24-114](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

- G. [24-115](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$2,700,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF CONSTRUCTING, FURNISHING AND EQUIPPING A NEW CLUBHOUSE AT THE CITY'S ELLSWORTH MEADOWS GOLF CLUB AND CLEARING, IMPROVING AND EQUIPPING ITS SITE.**

**Brief Description:** This ordinance allows for the financing a portion of the new clubhouse at Ellsworth Meadows Golf Club. The total cost is estimated

at \$3.1 million. The balance of the project cost will be paid from the golf course fund balance.

**Attachments:** [Fiscal Officer Certificate - Ellsworth Meadows Golf Club](#)  
[Ordinance No. 24-115](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

- H. [24-116](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$1,750,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY'S RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL ALONG BOSTON MILLS ROAD BETWEEN TIMBERLINE TRAIL AND LAKE FOREST DRIVE.**  
**Brief Description:** This ordinance allows for the financing of the trail along Boston Mills Road from Timberline Trail (Reserve at River Oaks) to Lake Forest Drive as part of the connectivity plan.  
**Attachments:** [Fiscal Officer Certificate - Boston Mills Rd Trail](#)  
[Ordinance No. 24-116](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

- I. [24-117](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$1,000,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING THE CITY'S RECREATIONAL FACILITIES BY INSTALLING AND IMPROVING A MULTIPURPOSE TRAIL ALONG VALLEY VIEW ROAD BETWEEN STATE ROUTE 91 AND HUNTING HOLLOW DRIVE AND CONTINUING ON HUNTING HOLLOW DRIVE TO PROSPECT ROAD.**  
**Brief Description:** This ordinance allows for the financing of the trail along Valley View Road between SR 91 and Hunting Hollow Drive and on Hunting Hollow Drive to Prospect Road as part of the connectivity plan.  
**Attachments:** [Fiscal Officer Certificate - Valley View Rd Trail](#)  
[Ordinance No. 24-117](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

- J. [24-121](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH NORFOLK SOUTHERN RAILWAY COMPANY FOR THE PURCHASE OF APPROXIMATELY 10.77 ACRES LOCATED AT PARCEL NO.**

**30-04145 IN THE CITY OF HUDSON, OHIO, FOR PUBLIC PURPOSES.**

**Brief Description:** The City Manager is requesting City Council authorize him to enter into an agreement for the Purchase of Property for future rails to trail project. (See the attached map.) The cost of the property is \$510,000 for a portion of Summit County, Ohio parcel 30-04145, currently owned by Norfolk Southern Railway Company, located at 650 W. Peachtree Street NW, Atlanta, Georgia 30308, and an additional \$30,000 for abandonment of the railroad, for a total cost of \$540,000.

**Attachments:** [Exhibit A: Map of RR Purchase Area Sept 2024](#)  
[Resolution No. 24-121](#)

**This Resolution was forwarded for further consideration at the October 15, 2024, Council meeting.**

**K. [TMP-7526](#) AN ORDINANCE RELEASING THE RESERVATION STRIP WITHIN THE PINE TRAILS SUBDIVISION.**

**Brief Description:** Request to remove the reservation strip within the Pine Trails Subdivision to provide access to the abutting 18.16 acres which is no longer anticipated for extension of the subdivision.

**Attachments:** [Applicant letter 9.23.24](#)  
[Nye 18 Acre Boundary Survey](#)  
[Pine Trails Phase I](#)  
[Exhibit A: Pine Trails - GIS Overview](#)  
[Draft Ordinance](#)

*Responding to a question, Mr. Hannan stated that staff can issue a notice to the neighbors and move this item to the next Council workshop to allow for resident input.*

**This Ordinance was forwarded for further consideration at the October 22, 2024, Council workshop.**

**L. [24-124](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO LICENSE AGREEMENTS FOR EAST HUDSON HILLS SIGNS TO BE PLACED WITHIN THE PUBLIC RIGHT OF WAY.**

**Brief Description:** The East Hudson Hills Homeowners Association has requested to install a replacement subdivision sign that was previously located at the NE corner of Evergreen Dr and East Streetsboro Street. Additionally, the Homeowners Association would like to replace the existing sign at the NW corner of Harland Drive and East Streetsboro Street.

**Attachments:** [EAST HUDSON LOCATION RENDERINGS](#)  
[Exhibit A: License Agmt Between Hudson and Hudson Hills HOA sign](#)  
[Exhibit B: License Agmt Between Hudson and Hudson Hills HOA sign - Harland Dr](#)  
[Resolution No. 24-124](#)

*Mr. Sutton provided background information related to the installation of these signs.*

This Resolution was forwarded for further consideration at the October 15, 2024, Council meeting.

M. [24-125](#) **AN ORDINANCE VACATING A PORTION OF THE UNIMPROVED RIGHT-OF-WAY KNOWN AS HARDING BOULEVARD WITHIN THE BOSTON PARK SUBDIVISION.**

**Brief Description:** Request to vacate a 380 foot long section of the unimproved Harding Boulevard adjacent to Barlow Road and within the Boston Park Subdivision.

**Attachments:** [Exhibit A: Map of Harding Vacation](#)  
[Requested Vacation Consolidation with Legal Descriptions](#)  
[PC Decision - Harding Blvd](#)  
[PC Staff Report](#)  
[Original Boston Park Subdivision Plat](#)  
[Reference Maps](#)  
[Ordinance No. 24-125](#)

*Mr. Foster noted that the applicant has requested suspension of the rules at the October 15, 2024, Council meeting, for the reason that they have a potential buyer for this property.*

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.

N. [24-126](#) **A RESOLUTION ADOPTING IN CONCEPT THE CITY OF HUDSON FIVE-YEAR PLAN 2025-2029.**

**Brief Description:** This resolution adopts in concept the City's Five-Year Plan.

**Attachments:** [Exhibit A: 2025 - 2029 Five Year Plan - Original Draft 10-08-24](#)  
[Council Memo - Five Year Plan Highlights](#)  
[Resolution No. 24-126](#)

This Resolution was forwarded for further consideration at the October 15, 2024, Council meeting.

O. [24-127](#) **AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON, COUNTY OF SUMMIT, STATE OF OHIO, DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025.**

**Brief Description:** This Ordinance establishes the City's budget for 2025.

**Attachments:** [Ordinance No. 24-127](#)

This Ordinance was forwarded for further consideration at the October 15, 2024, Council meeting.



**6. Items to be Added to Future Agendas**

*Mr. Foster noted that the following Proclamations will appear on the October 15, 2024, Council meeting agenda: Clayton Rakes; Take A Second, Make A Difference; World Singing Day; and Recognition of the Comprehensive Plan Steering Committee.*

*Mr. Banweg requested discussion on a financial feasibility assessment for a Recreation Center.*

**7. Adjournment**

**There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 8:56 p.m.**

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**Christopher W. Foster, President of Council**

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**Thomas J. Sheridan, City Manager, Clerk of Council Pro Tempore**

*Workshop Minutes prepared by Melissa Raber, Business Operations Manager - Professional Services .*

*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 220.031 (a), Rules for Workshop Meetings.*