



# City of Hudson, Ohio

## Meeting Minutes - Draft City Council Workshop

*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*

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Tuesday, November 13, 2018

6:15 PM

Hudson High School Media Center  
2500 Hudson-Aurora Road

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### 1. Call to Order

Mayor Basil called to order the workshop of Hudson City Council at 6:15 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 Wooldredge, in accordance with Council Rules.

**Present** 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Hanink, Mr. Kelemen, Mr. Weinstein, Dr. Williams and Mr. Wooldredge

*Others & Staff in Attendance: Ms. Howington, City Manager; Mr. Comeriato, Assistant City Manager - Operations; Mr. Gerbracht, HCTV Operations Manager; Mr. Griffith, Management/Budget Director; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leedham, Information Systems Director; Mr. Leiter, Production Assistant; Mr. Powell, Assistant Public Works Director; Ms. Roberts, Communications Manager; Mr. Sheridan, Assistant City Manager - Professional Services; Mr. Stifler, Economic Development Director; Mrs. VanBlarcum, HCTV Programming Director.*

### 2. Listening Session - Downtown Phase II

*Mayor Basil stated the purpose for the Listening Sessions and introduced the facilitator, Mr. Tom Chema.*

*Tom King, 12 Hudson Commons, stated that there was opposition to First and Main and it has flourished for 14 years, Phase II was outlined in 1995 to strengthen the City, and Phase II is a logical and functional improvement to the downtown area and he trusted the plan will be refined.*

*Skylar Sutton, 2243 Ravenna Street, felt Hudson is overbuilt, did not like proposed dense office space or apartments, and would like to see the area made into green space. He further stated that he is concerned with traffic, and the City needs to listen to local realtors, not developers. He stated that empty nesters are looking*

*for small lot, single family, single structure homes. He felt that Downtown Phase II should be sent to a vote.*

*Bill Currin, 32 Lennox Road, concurred with Tom King's statement and felt there is much communication needed regarding the proposed project. The current land, as it is now, is blighted and by placing Downtown Phase II here the City is not taking green space. He trusted that staff and Council are listening and that changes will be made based on what is heard. He was in favor of this project.*

*Don Reed, 1542 Groton Drive, spoke in support of Downtown Phase II and asked that the footprint be redesigned, so that the residential area be relocated closest to the City core and office space/retail space be placed away from the City core.*

*George Roth, 105 E. Streetsboro Street, spoke in favor of Downtown Phase II and noted it has not been a short term process. The area was designed and conceived to be an extension of the First and Main and downtown area. The site plan has been greatly improved already, and he was hopeful that the process will continue.*

*Todd Zedak, 7706 Oxgate Court, asked why the project scale was so large when it was first initiated, what the financials for the entire project are, and how does the reduction in square footage affect the anticipated tax revenue. He said he would like information and answers from Council, and he felt there are better uses for the property that would not increase traffic.*

*Rebecca Leiter, 134 Aurora Street, stated that Downtown Phase II represents a large change to the community and she felt that the citizens should get to decide. She also inquired about the costs associated with the project and expressed concerns with traffic.*

*Jessie Obert, 76 Parmelee Drive, stated that she is concerned with traffic, density and size. She also asked why more roads have not been paved, storm sewers fixed and dead trees removed with the recent increase in tax revenue.*

*Wanda Hatfield, 129 Atterbury Blvd., stated that she is concerned with apartments. She wanted to see the land developed in the best interest of the whole community and in such a way that it would benefit property values of existing residents.*

*Erwin Raeth, 16 Great Oak Drive, stated that he supports Downtown Phase II and would like the City to keep the future in mind.*

*Vic Hamor, 27 Hickory Lane, felt Downtown Phase II should go to a vote of the community.*

*Susan Kowalske, 2445 Danbury Lane, stated she is concerned with overburdening schools, but she agreed that homes do need to be available for seniors. She said that she would like assurance that the homes that are being added will not overburden schools.*

*Kenneth Kuryla, 1975 Norton Road, stated that he has been impressed with the review process and how many meetings have been held. He felt that Downtown Phase II will be good for the community.*

*Tom Armbruster, 6398 Stow Road, felt that the Downtown Phase II project should go to a vote.*

*Robin Fink, 5711 Londonairy Blvd., stated that she is concerned with traffic.*

*Jordan Warfield, a local realtor, felt that Downtown Phase II should go to a vote, and he expressed concerns with infrastructure. He felt that the design needs to reflect the needs and wants of Hudson with density and architecture in mind.*

*Rhonda Grainger, 2415 Norton Road, expressed traffic concerns, and the desire for a vote.*

*Duane Hills, 2714 E. Streetsboro Road, requested a better speaker system for the next listening session.*

*Jenny Gorski, 1856 Carver Lane, asked if the City needs the taxes that will be brought in from this project or if something else can be done. She did not like the proposed housing and senior housing options, and stated that the City needs to work on a solution for current citizens instead on focusing on bringing in more people. She also expressed the desire for a vote.*

*Terese Lepelley, 26 Owen Brown Street, said she would like Downtown Phase II to go to a vote. She felt that the current plan will hurt infrastructure, schools and the current Downtown area.*

*Ken Obert, 76 Parmelee Drive, stated that the City needs to look to the future and needs to rethink the current plan and fix the issues. He also felt that there are traffic issues and the project should go to a vote.*

*Ned Kendall, 603 Cutler Lane, stated that the tax payers should have the right to vote.*

*Breanna Lecklikner, 2661 Ellsworth Hill Drive, stated that millennials do not have the financial stability to live in Hudson and are not looking for work space in an office. She felt that Hudson is building something that will not attract millennials.*

*Steve Church, 144 Elm Street, said that when First and Main was placed on the ballot, a precedence was established, and Phase II should follow suit.*

*Mr. Chema recessed the Workshop at 7:15 p.m.*

*Mayor Basil reconvened the Workshop at 7:30 p.m.*

### **3. Correspondence and Council Comments**

*Mayor Basil and Mr. Wooldredge congratulated Mr. Weinstein on his recent nomination as an Ohio House Representative for District 37.*

*Mr. Wooldredge reminded citizens that applications are being accepted for various boards and commissions, with applications due on November 16, 2018. He further stated that applications are being accepted for the Ward 2 Council vacancy until November 30, 2018. He also stated that a group called Accountability Project of Ohio has been contacting Hudson residents with false information.*

### **4. Discussion Items**

#### **A. [18-0109](#)**

##### **Report of the Ad Hoc Committee for Community-Wide Fiber**

**Executive Summary:** The Ad Hoc Committee for Community-Wide Fiber will be making a presentation to Council in regards to providing Community-Wide Fiber.

**Attachments:** [Council Presentation 11.13.18](#)

*Mr. Rashid, Mr. Sredinski, Mr. Honnold, and Mr. Bellin summarized the goals and objectives of the Ad-Hoc Committee for Community-Wide Fiber and provided a presentation on the Committee's recommendation. The Committee recommended sending out a follow-up survey utilizing Baldwin Wallace University, invest in good leadership for Velocity and in marketing/public relations to get to desired take rate, create documented marketing plan, and create a pilot program in a residential neighborhood. Discussion followed that included, adaptation of impact of 4k on bandwidth, ability to build out at \$21 million, average hook-up cost per home, range of take-rate to be funded by bond instead of property tax, viability of Velocity Broadband if just continue with businesses and expand to surrounding communities, funding Velocity out of own profits, and*

*public/private partnership.*

**This matter was discussed.**

- B.      [18-65](#)      A Discussion of “A Resolution Declaring the Necessity of Submitting to the Electors of the City the Question of the Issuance of the City Improvement Bonds for the Purpose of Constructing a Community-Wide Fiber Network in the Aggregate Principal Amount of \$21,000,000 and a Property Tax Levy to Support the Bonds. (As Revised 5/15/2018)”**

**Executive Summary:** This Resolution was postponed for further discussion at the May 22, 2018, Council Meeting.

**Attachments:**      [Hudson City Schools - Resolution of Necessity \(example\)](#)  
                                 [Resolution No. 18-65 \(As Introduced 5/1/2018\)](#)  
                                 [Resolution No. 18-65 \(As Revised 5/15/2018\)](#)

**This Resolution was forwarded for further consideration at the December 4, 2018 Council meeting.**

- C.      [18-0110](#)      A Motion to Approve the Proposed 2019 City Council Meeting Schedule.**  
**Executive Summary:** A proposed meeting schedule for the new year has been prepared for Council’s review and approval.

**Attachments:**      [2019 Schedule - Proposed \(revised\)](#)

**This Motion was discussed and forwarded for further consideration at the November 20, 2018 Council meeting.**

## **5.      Items to be Added to Future Agendas**

*Mr. Kelemen asked for further discussion on the deadline for Ward 2 applications. Mr. Wooldredge stated that this can be discussed at the November 20, 2018 Council meeting.*

## **6.      Adjournment**

**There being no further discussion, Mr. Wooldredge adjourned the Council workshop meeting at 9:30 p.m.**

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**William D. Wooldredge, President of Council**

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**Jane Howington, City Manager, Clerk of Council Pro Tempore**

*Workshop Minutes prepared by Melissa Raber, 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 in accordance with Codified Ordinances, Section 220.031 (a), Rules for Workshop Meetings.*