



# 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)*

*Beth A. Bigham, Council Member (Ward 4)*

*Karen E. Heater, Council Member (At-Large)*

*Nicole V. Kowalski, Council Member (At-Large)*

*Katherine R. Schlademan, Council Member (Ward 1)*

*Skylar J. Sutton, Council Member (Ward 3)*

*Thomas Sheridan, Interim City Manager*

*R. Todd Hunt, Interim City Solicitor*

*Aparna Wheeler, Clerk of Council*

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Tuesday, April 26, 2022

7:30 PM

Town Hall  
27 East Main Street

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### 1. Call to Order

**President of Council Foster 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.**

**Present:** 7 - Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

*Others & Staff in Attendance: Mayor Anzevino; Mr. Sheridan, Interim City Manager; Mr. Comeriato, Assistant City Manager - Operations; Mr. Griffith, Management/Budget Director; Mr. Hannan, Community Development Director; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; Mr. Sugar, City Planner; and Mr. Wash, Assistant Public Works Director.*

### 2. Correspondence and Council Comments

*Mrs. Heater reminded citizens that the first monthly council forum will be held on May 4, 2022 from 6:30 p.m. to 8:00 p.m. at the Hudson Library and will include Mr. Banweg and herself. She stated that these will be held the first Wednesday of every month and will include different council members each month. She also reminded Council members to let Ms. Wheeler know of their desired date.*

*Mrs. Kowalski thanked residents and staff who attended her Town Hall meeting on April 20, 2022. She further thanked all those involved in the Earth Day Celebrations that took place over the weekend. She also stated that she received an e-mail from resident, Ms. Higgins, to let residents know that this is Disability Book Week, and encouraged everyone to have open dialogue and ask questions.*

*Mr. Sutton reminded citizens that the Arbor Day Ceremony will be held on May 1, 2022 at Darrow Road Park at 10:00 a.m. and encouraged interested citizens to attend.*

*Mr. Banweg thanked residents that reach out to him via e-mail and/or phone calls. He further stated that it does not go unnoticed and appreciates hearing feedback from residents.*

### 3. Discussion Items

- A. [21-0107](#) **A discussion with City Council regarding the request by the Margaret Clark Morgan Foundation, Dba Peg's Foundation, for the City of Hudson to complete various public improvements at the northwest Village Green.**
- Brief Description:** The Margaret Clark Morgan Foundation (Peg's Foundation) is advancing the Park Lane Square development including the restoration of the historic Baldwin-Buss-Merino House and new construction of Peg's Foundation offices and gallery. To support the new public spaces, Peg's Foundation has requested the city consider improvements to the abutting Village Green. Council initially discussed this concept on December 14, 2021.

**Attachments:** [Site plan - Village Green improvements](#)

*Mr. Hannan provided background information on the previous discussion and summarized the changes being brought before Council. Mr. Kellar and Dr. Frese, Peg's Foundation Board members, provided information on the public improvements that they would like to make to the Northwest Village Green. Discussion followed regarding the proposed sidewalk. There was Council consensus to bring forward legislation for an agreement between the Peg's Foundation and the City on partnering for the sidewalk installation.*

**This matter was discussed.**

- B. [22-0042](#) **2023 Comprehensive Plan Steering Committee and Consultant Request for Proposal**
- Brief Description:** Discussion regarding the 2023 Comprehensive Plan Steering Committee and Consultant Request for Proposal

**Attachments:** [Comprehensive Plan Framework Memo](#)

[Steering Committee Application \(DRAFT\)](#)

[RFP \(DRAFT\)](#)

*Mr. Sugar provided the framework on the creation of a Steering Committee and the request for proposal for the creation of a new Comprehensive Plan. Discussion included the process on how to appoint members to the Steering Committee, number of members, make-up of committee members, the interview process, involvement of City Boards, the proposed schedule, and the draft request for proposal. There was Council consensus to move forward with the hybrid approach for the appointment of Steering Committee members, which would include the appointment of 1 member from each Council member, and 7 more through the City application process with interviews by Council of a whole. Council also had no changes to the draft Request for Proposal.*

**This matter was discussed.**

### 4. Proposed Consent Agenda for May 3, 2022, Council Meeting

- A. [22-0045](#) **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding the Transfer of a Permit to Sell Alcoholic Beverages from Square Inch USA LLC, DBA Hudson Petroleum, 27 S. Main St., Hudson, to Ozer Petroleum, DBA Ozer Petroleum, 27 S. Main St., Hudson.**

**Brief Description:** The Clerk is in receipt of a Notice to Legislative Authority dated April 7, 2022, from the Ohio Division of Liquor Control concerning the opportunity to request a hearing regarding this permit. The City's response must be postmarked no later than May 9, 2022.

**Attachments:** [Notice to Legislative Authority - Ozer Petroleum](#)

*Council requested a public hearing on this due to some past incidents that occurred with the current owner.*

**This Motion was forwarded for further consideration at the May 3, 2022, Council meeting.**

**B. [22-9](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT THE PARKS TENNIS & PICKLEBALL COURTS PROJECT PLAN TO THE HUDSON PLANNING COMMISSION FOR REPORT AND RECOMMENDATION PURSUANT TO CHARTER SECTION 9.02.**

**Brief Description:** The City Tennis & Pickleball Court Complex Project includes the construction of park features and amenities for public access Tennis & Pickleball courts. Per the City Charter, Section 9.02 - Planning Commission - Powers and Duties, the construction of parks or playgrounds shall be submitted to the Planning Commission for report and recommendation.

**Attachments:** [2022-01-06 Site Layout Plan](#)  
[PC Decision and Engr Review Letter 2022.02.15](#)  
[Resolution No. 22-9 \(as introduced\)](#)  
[Resolution No. 22-9 \(as revised for 5.3.22\)](#)

**Resolution 22-9 was forwarded for further consideration at the May 3, 2022, Council meeting.**

**C. [22-58](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MR. EXCAVATOR INC. FOR THE CONSTRUCTION OF THE BARLOW FARM PARK TENNIS AND PICKLEBALL COURTS IMPROVEMENT PROJECT.**

**Brief Description:** Staff has received and evaluated bids submitted for the construction of the Parks Tennis & Pickleball complex to be located at the Barlow Farm Park. Staff wishes to review options and costs for construction and seek authorization to award the project construction contract.

**Attachments:** [2022-01-17 Planning Commission Site Exhibit](#)  
[Bid Tab - Pickelball and Tennis Courts-Revised](#)  
[Draft Resolution \(as introduced 4.26.22\)](#)  
[Resolution No. 22-58 \(as revised for 5.3.22\)](#)  
[Resolution No. 22-58 \(as amended on 5.3.22\)](#)

*There was discussion on the impact on the Parks Fund, the need for lighting, research of alternative sources of funding, and have this go back to Park Board to modify the recommendation of alternates. There was Council*

*consensus to move forward with the project without the lighting alternate, and to add an emergency clause to the legislation so construction can begin and the courts can be open in 2022. Council also asked staff to continue to look at grant and alternative funding options to cover the cost of the lighting to be done in the future.*

**This Resolution was forwarded for further consideration at the May 3, 2022, Council meeting.**

- D. [22-59](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT FOR A PREFABRICATED PUBLIC RESTROOM STRUCTURE FOR THE BARLOW FARM PARK TENNIS AND PICKLEBALL COURTS IMPROVEMENT PROJECT.**

***Brief Description:*** Staff is seeking permission to purchase a prefabricated concrete public restroom structure from CXT Concrete Buildings as part of the Barlow Farm Park Tennis and Pickleball Courts Improvement Project. Staff is able to purchase the unit utilizing the Sourcewell Cooperative Purchasing Program at a lessor cost than having the contractor provide it.

***Attachments:*** [Draft Resolution \(as introduced 4.26.2022\)](#)  
[Resolution No. 22-59 \(as revised for 5.3.2022\)](#)

**This Resolution was forwarded for further consideration at the May 3, 2022, Council meeting.**

- E. [22-62](#) **A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL TO CONTINUE COMMUNITY REINVESTMENT AREA AGREEMENTS AND JOB CREATION GRANT PROGRAM AGREEMENTS WITH THE CITY OF HUDSON, COUNTY OF SUMMIT.**

***Brief Description:*** The City has established a Tax Incentive Review Council (TIRC) to periodically review each existing Community Reinvestment Area (CRA) and Job Creation Grant Agreement for compliance and to make recommendations to continue, modify or terminate each of the agreements. The duly appointed TIRC met on April 6, 2022, reviewed each CRA and Job Creation Grant Agreement and made certain recommendations to City Council.

***Attachments:*** [TIRC 2022 Minutes Summary](#)  
[Resolution No. 22-62](#)

*Council requested to see the actual numbers to see how the businesses are meeting their goal. They further requested that this item be moved to legislation and require 3 readings.*

**This Resolution was forwarded for further consideration at the May 3, 2022, Council meeting.**

- F. [22-60](#) **A RESOLUTION TO APPROVE A THEN AND NOW CERTIFICATE FOR A PURCHASE MADE; AND DECLARING AN EMERGENCY.**

***Brief Description:*** Council authorization is required for payment of the invoice shown on this Resolution in excess of \$3,000, for which a commitment was made

before a Purchase Order was generated.

Attachments: [Resolution No. 22-60](#)

*Mrs. Bigham requested an itemized breakdown on what these costs were for.*

**This Resolution was forwarded for further consideration at the May 3, 2022, Council meeting.**

- G. [22-61](#) **A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH CT CONSULTANTS, INC. FOR A WATER RATE AND SYSTEM EXPANSION STUDY, AND DECLARING AN EMERGENCY.**

***Brief Description:*** The objective of this study is to have a comprehensive water rate structure that blends two separate current water rates into one single rate and allows the city to cover future operating, maintenance and capital costs. This study will also analyze potential expansion of the current water system into areas within the city that are utilizing wells and have limited or no fire hydrant protection. City staff is requesting an emergency clause be added in order to complete the study in accordance with the schedule included in the proposal.

Attachments: [Hudson Water Rate Study 4.11.22](#)  
[Resolution No. 22-61](#)

**This Resolution was forwarded for further consideration at the May 3, 2022, Council meeting.**

## 5. Proposed Legislation for May 3, 2022, Council Meeting

- A. [22-24](#) **AN ORDINANCE ENACTED PURSUANT TO SECTION 3.01 OF THE CITY CHARTER AMENDING THE WARD BOUNDARIES OF THE CITY IN RESPONSE TO RECEIPT OF THE UNITED STATES CENSUS DATA IN 2020.**

***Brief Description:*** The city administration proposes new ward boundaries to equalize the population among the four (4) ward boundaries as required in Section 3.01 of the City Charter, based on the new 2020 U.S. Census data and the population changes to the City Council Wards.

**Attachments:** [Ward Map at Merger effective 1-1-94](#)  
[Council Wards 2000 Census](#)  
[Council Wards 2010 Census](#)  
[Council Wards 2020 Census](#)  
[Proposed Council Wards 2020 Census \(Exhibit A\)](#)  
[Proposed Council Wards 2020 OPTION B 3-8-2022](#)  
[Census Blocks 2020](#)  
[Public Hearing Notice \(3.1.22\)](#)  
[Public Hearing Notice \(5.3.22\)](#)  
[Survey Response Report 4-28-22](#)  
[Ordinance No. 22-24](#)

*Mrs. Kowalski asked about adding a summary of responses received through Let's Talk Hudson. Mr. Sheridan stated that it is open until April 29, 2022. He further stated that there is a typo on the agenda, and that there will be a public hearing on May 3, 2022, and the item will be actionable on May 17, 2022.*

**Resolution No. 22-24 was forwarded for a public hearing at the May 3, 2022, Council meeting.**

- B. [22-46](#)      **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. SECTION 929.02 FOR DOUGLAS & STEPHEN J. HASBROUCK, TRUSTEES, 6403 STOW ROAD, HUDSON, OHIO.****
- Brief Description:** Mr. Douglas and Mr. Stephen Hasbrouck have submitted the attached renewal Application for Placement of Farmland in an Agricultural District for 114.81 acres of property located at 6403 Stow Road in Hudson.
- Attachments:** [Hasbrouck Douglas & Stephen J Trustees - Renewal application 2022](#)  
[Public Hearing Notice Hasbrouck Agricultural District 2022](#)  
[6403 Stow Road CD Inspection 3.16.22](#)  
[Resolution No. 22-46](#)

**Resolution No. 22-46 was forwarded for further consideration at the May 3, 2022, Council meeting.**

- C. [22-47](#)      **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. SECTION 929.02 FOR LOUIS AND DEBORAH ESTERGALL, 3074 RAVENNA STREET, HUDSON, OHIO.****
- Brief Description:** Mr. and Mrs. Estergall have submitted the attached renewal Application for Placement of Farmland in an Agricultural District for approximately 32 acres of property located at 3074 Ravenna Street in Hudson.

**Attachments:** [Estergall Agricultural District Renewal Application 2022](#)  
[Public Hearing Notice Estergall Agricultural District Application Renewal 2022](#)  
[3074 Ravenna St CD Inspection 3.17.22](#)  
[Resolution No. 22-47](#)

Resolution No. 22-47 was forwarded for further consideration at the May 3, 2022, Council meeting.

D. [22-48](#) **AN ORDINANCE REPEALING, IN ITS ENTIRETY, CHAPTER 226, “CAMPAIGN FINANCE REFORM”, OF THE CITY OF HUDSON CODIFIED ORDINANCES.**

**Brief Description:** Councilwoman Kowalski has requested Council members consider the need to repeal, in its entirety, Chapter 226, “Campaign Finance Reform”, of the Codified Ordinances.

**Attachments:** [Ordinance No. 22-48](#)

*Mrs. Kowalski provided background and an explanation on her reasoning behind wanting to appeal this Ordinance.*

Ordinance No. 22-48 was forwarded for further consideration at the May 3, 2022, Council meeting.

E. [22-57](#) **AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTION 1205.02 “OFFICIAL ZONING MAP”, TO REZONE CERTAIN LANDS ON SOUTH OVIATT STREET (SUMMIT COUNTY TAX PARCEL 3204067 AND APPROXIMATELY 0.5 ACRES OF TAX PARCEL 3200225) FROM DISTRICT 5 - VILLAGE CORE TO DISTRICT 3 - OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD.**

**Brief Description:** Land Development Code text amendment request to rezone parcel 3204067 and approximately 0.5 acres of parcel #3200225 from District 5 Village Core to District 3 Outer Village Residential Neighborhood. Application is associated Planning Commission recommendation for the associated private party map amendment request per ORD 22-42.

**Attachments:** [Subject Property](#)  
[Planning Commission Staff Report](#)  
[Planning Commission Recommendation - February 15, 2022](#)  
[Summary chart of map amendment per parcel](#)  
[Public Hearing Notice \(5.3.22\)](#)  
[Ordinance No. 22-57](#)

*Mr. Sutton asked why this did not need to go back to Planning Commission. Mr. Hannan stated that the City Solicitor recommended that staff present the private party led application to Council with Planning Commission's recommendation.*

Ordinance No. 22-57 was forwarded for further consideration at the May 3, 2022, Council meeting.

F. [22-63](#)**A RESOLUTION ESTABLISHING A STEERING COMMITTEE TO  
UPDATE THE CITY'S COMPREHENSIVE PLAN**

***Brief Description:*** The proposed ordinance will establish a resident steering committee to guide the collective work of city staff and the consultant for the 2023 Comprehensive Plan update and provide recommendation to City Council regarding the adoption of the draft plan.

***Attachments:*** [Comprehensive Plan Framework Memo](#)  
[Steering Committee Application \(DRAFT\)](#)  
[Draft Resolution \(as introduced on 4.26.22\)](#)  
[Resolution No. 22-63 \(as revised for 5.3.22\)](#)

**This Resolution was forwarded for further consideration at the May 3, 2022, Council meeting.**



- G. [22-64](#)      **A RESOLUTION EXPRESSING OPPOSITION TO INTRODUCED OHIO H.B. 616, WHICH WOULD LIMIT HOW TEACHERS EDUCATE K-12 STUDENTS ABOUT SEXUAL ORIENTATION AND GENDER IDENTITY, HOW TEACHERS EDUCATE K-12 STUDENTS ABOUT RACISM AND REAFFIRMING THE CITY OF HUDSON'S SUPPORT FOR THE LGBT+ AND RACIAL MINORITY COMMUNITIES; AND DECLARING AN EMERGENCY.**

***Brief Description:*** Councilwomen Kowalski and Schlademan have requested this Resolution, in opposition to H.B. 616, a bill that has been introduced in the Ohio General Assembly, which would limit how teachers educate K-12 students about sexual orientation and gender identity, and how teachers educate our K-12 students about racism.

***Attachments:***      [Resolution No. 22-64](#)

*Mrs. Kowalski read the proposed draft Resolution in its entirety. Ms. Schlademan and Mrs. Kowalski expressed their reason for this Resolution. Council members stated that they felt that this was an issue for the schools to address and it was not something that Council should get involved in.*

**This Resolution was forwarded for further consideration at the May 3, 2022, Council meeting.**

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

*Mrs. Bigham asked for discussion at a future workshop regarding how the turn radius at the intersection of SR 91 and SR 303 can be corrected.*

## 7. **Executive Session**

**A motion was made by Mr. Foster, seconded by Mrs. Bigham, to enter into executive session to consider the purchase and sale of public property. Mr. Foster recessed the meeting at 9:57 p.m. after the motion carried unanimously by voice vote.**

*Mr. Foster reconvened the Council workshop at 10:12 p.m.*

**8. Adjournment**

**There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 10:12 p.m.**

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

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**Thomas J. Sheridan, Interim 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.*