



City of Hudson, Ohio

Meeting Minutes - Final City Council

Jeffrey L. Anzevino, Mayor
Christopher W. Foster, President of Council (Ward 2)
Christopher A. Banweg, Council Member (At-Large)
Karen E. Heater, Council Member (At-Large)
Nicole V. Kowalski, Council Member (At-Large)
Scott Ruffer, Council Member (Ward 4)
Katherine R. Schlademan, Council Member (Ward 1)
Skylar J. Sutton, Council Member (Ward 3)

Thomas J. Sheridan, City Manager
John Kolesar, City Solicitor
Aparna Wheeler, Clerk of Council
Elizabeth Slagle, Acting Clerk of Council

Tuesday, September 19, 2023

7:30 PM

Town Hall
27 East Main Street

1. Call to Order

Mayor Anzevino 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 - Mr. Banweg, Mr. Foster, Mrs. Kowalski, Mr. Ruffer, Ms. Schlademan and Mr. Sutton
Absent: 1 - Mrs. Heater

Staff in Attendance: Mr. Sheridan, City Manager; Mr. Kolesar, City Solicitor; Mrs. Slagle, Acting Clerk of Council; Mrs. Behnke, Economic Development Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; and Mr. Leiter, HCTV Production Assistant.

4. Approval of the Minutes

A. [23-0089](#)

Minutes of Previous Council Meetings

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

Attachments: [September 5, 2023 Meeting Minutes - Draft](#)
[September 12, 2023 Workshop Minutes - Draft](#)

A motion was made by Mr. Banweg, seconded by Mr. Sutton, that the Minutes be approved as

submitted. The motion carried by the following vote:

Aye: 6 - Mr. Banweg, Mr. Foster, Mrs. Kowalski, Mr. Ruffer, Ms. Schlademan and Mr. Sutton

5. Proclamations

A. [23-0090](#) **Special Recognition of Constitution Week 2023**

Brief Description: Mayor Anzevino will proclaim the week of September 17 - 23, 2023, as “Constitution Week” in Hudson, in recognition of this important document. Jan Kroll, Regent, and Karen Kashary, Vice Regent, of the David Hudson Chapter of the National Society Daughters of the American Revolution (DAR), will be present to accept this Proclamation on behalf of the organization.

Attachments: [Constitution Week 2023](#)

Mayor Anzevino read the Proclamation in its entirety, recognizing Constitution Week. Jan Kroll and Lori Shields accepted the Proclamation on behalf of the local Chapter of the National Society DAR and thanked the Mayor.

6. Public Comments

Mr. Steven Snyder, 7216 Hayward Road, distributed copies of permit documentation he had received from the City pertaining to the Ohio Turnpike staging area. He expressed disappointment and confusion as to why the permit issuance was processed and approved so quickly. He asked that the City revoke the permit and amend the Code regarding the Temporary Use Permit process. He suggested the Planning Commission or Architectural/Historic Board of Review have a role in the approval process.

7. Correspondence and Council Comments

Mr. Ruffer thanked City staff for promptly replacing a fire hydrant on Highgate Drive and for meeting with Salvation Army representatives concerning events during the upcoming holiday season. He also welcomed high school students in attendance.

Mrs. Kowalski thanked staff for arranging a meeting with a legislative aid from U.S. Senator Sherrod Brown's office. She reported that the City will need to re-apply for grant funding for the Nicholson Dr. Waterline Expansion Project, but she felt optimistic about the City's chances for obtaining grant assistance.

Mayor Anzevino thanked Martha Marsh for her contributions to Hudson, thanked everyone who helped coordinate Case Barlow Farm's Annual Harvest Fest, which was very successful; offered congratulations to members of the Jr. Leadership Hudson Class for concentrating their leadership efforts on communication and collaboration; recognized four local Girl Scouts for working with the Hudson Community Foundation on a donation match for their park bench project; and announced upcoming events, including: video message regarding the Comprehensive Plan; speaking to High School Finance Class; Hudson Athletic Hall of Fame induction of several past Explorer athletes this Friday prior to the game; and the Vincent Baran Day of Service to be held this Saturday at Wood Hollow Metro Park.

8. Report of Manager

Staff announced that the audit of last year's finances came back clean with no citations, and that the report will be published online for the public to review.

- A. [23-0091](#) **Land Development Code Use Allowances for North Main Street**
Brief Description: The Land Development Code contains specific text relevant to use allowances for the west side of North Main Street in downtown Hudson.

Attachments: [City Council Memo 9.14.23 - N Main Street use allowances](#)
[LDC District 5 Regulations](#)

Staff provided an update regarding current local regulations for North Main Street, which were implemented to help strengthen the downtown by restricting first floor properties to retail space. Mrs. Behnke said she has worked with a party interested in office space on North Main Street to explain the regulation and suggest alternate locations. She provided an update of recent/current/upcoming vacancies and property transitions on North Main Street. Discussion followed regarding the turn-over rate, prices per square foot compared with peer communities, amending the Code to provide some mechanism for property owners to ask for a variance to benefit small businesses, and finding the right balance of retail and office uses on North Main Street.

This matter was discussed.

- B. [23-0093](#) **Ohio Turnpike Staging Update**
Brief Description: Staff will provide follow-up information since Council's discussion of September 5, 2023, regarding the Ohio Turnpike Staging Yard.

Attachments: [City Council Memo - Ohio Turnpike Staging Update 9.19.23](#)
[Solicitor Memo September 2023](#)
[Beaver Excavating letter 9.15.23](#)
[ZC 23-728 Ohio Turnpike Yard](#)

Staff provided background on the permit approval process and an update on the Ohio Turnpike's project staging area. Staff will continue to monitor the site and work with the contractor to address complaints from area residents. Council will consider proposed Land Development Code amendments at a future workshop.

This matter was discussed.

- C. [23-0094](#) **Inflation Reduction Act - Solar for All Program**
Brief Description: Staff will provide follow-up information from Council's discussion of September 12, 2023, regarding the Inflation Reduction Act - Solar for All Program.

Attachments: [Memo - Inflation Reduction Act Memo 9.14.23](#)

Staff confirmed that the City of Hudson would not qualify for this grant program but noted that staff could connect qualifying residents with the program.

This matter was discussed.

9. Appointments

Mr. Foster reported that there were no appointments or current vacancies.

10. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Sutton, seconded by Mr. Foster, to suspend the rule requiring three readings to allow for passage of legislation on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mr. Foster, Mrs. Kowalski, Mr. Ruffer, Ms. Schlademan, Mr. Sutton and Mr. Banweg

Approval of the Consent Agenda

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

Aye: 6 - Mrs. Kowalski, Mr. Ruffer, Ms. Schlademan, Mr. Sutton, Mr. Banweg and Mr. Foster

- A. [23-0092](#) **A Motion to Acknowledge the Timely Receipt of the August 2023 Monthly Financial Report**
Brief Description: Financial summaries are provided each month for Council's review.

Attachments: [August 2023 Financial Report](#)

Motion No. 23-0092 was passed on the Consent Agenda.

- B. [23-103](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE CITY HALL BOARD ROOM A/V PROJECT WITH THE LOWEST AND BEST BIDDER.**
Brief Description: The project will include the complete installation of an audio-visual system for live streaming and recording of all public meetings in the board room at City Hall. This includes the equipment and wiring for in-room audio amplification, television screens, touch screen controllers, and control room equipment for the City Hall Building located at 1140 Terex Road.

Attachments: [Resolution No. 23-103](#)

Resolution No. 23-103 was passed on the Consent Agenda.

- C. [23-104](#) **A RESOLUTION RETROACTIVELY AUTHORIZING AND RATIFYING THE CITY MANAGER'S DESIGNEE TO SUBMIT AN APPLICATION TO THE OHIO DEPARTMENT OF COMMERCE CEMETERY GRANT PROGRAM ON BEHALF OF HUDSON CEMETERIES AND ACCEPTING THE AWARD.**
Brief Description: The Ohio Department of Commerce provides a cemetery grant to registered cemeteries in the State of Ohio for exceptional maintenance or training of cemetery personnel in the maintenance or operation of the cemetery. Funding decision to be forthcoming late September. No matching

funds required.

Attachments: [Resolution No. 23-104](#)

Resolution No. 23-104 was passed on the Consent Agenda.

- D. [23-105](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER’S DESIGNEE TO ACCEPT AMERICAN RESCUE PLAN ACT FIRST RESPONDER WELLNESS, RECRUITMENT, RETENTION & RESILIENCY FUNDING THROUGH THE STATE OF OHIO DEPARTMENT OF PUBLIC SAFETY AND OHIO EMERGENCY MANAGEMENT AGENCY TO PROVIDE RETENTION BONUSES FOR ELIGIBLE MEMBERS OF HUDSON EMERGENCY MEDICAL SERVICES.**

Brief Description: The City of Hudson has been awarded the American Rescue Plan Act First Responder Wellness, Recruitment, Retention & Resiliency Grant to fund retention bonuses for eligible members of Hudson Emergency Medical Services. There is no match required.

Attachments: [Resolution No. 23-105](#)

Resolution No. 23-105 was passed on the Consent Agenda.

- E. [23-106](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH GAI CONSULTANTS, INC. FOR THE DESIGN OF THE SR 303 SIDEWALK IMPROVEMENT PROJECT FROM HUDSON CROSSING TO NICHOLSON DRIVE.**

Brief Description: The purpose of this request for proposal (RFP) was to solicit proposals from professional design, engineering and surveying consultants (Consultant) for the analysis, engineering, and design of a 5-ft. pedestrian sidewalk along SR 303 from Hudson Crossing Parkway to Nicholson Drive, to include storm design, traffic signage, pedestrian signals, street lighting, pavement striping, and other miscellaneous design items as described in the formal Request for Proposals (RFP).

Attachments: [Resolution No. 23-106](#)

Resolution No. 23-106 was passed on the Consent Agenda.

- F. [23-107](#) **A RESOLUTION TO INCREASE THE PROJECT COST TO BID AND AWARD THE MIDDLETON ROAD SIDEWALK, PHASE 2 PROJECT TO THE AMOUNT OF \$1,568,016.00.**

Brief Description: The project will include the installation of a new sidewalk along Middleton Road from SR 91 to Valley View Road. Project bids were received and were in excess of 10% of the Engineer’s Estimate.

Attachments: [Middleton Rd Phase 2 Rebid Map](#)
[Connectivity Funds all project years 2023.08.29](#)
[Resolution No. 23-107](#)

Resolution No. 23-107 was passed on the Consent Agenda.

- G. [23-108](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR REPLACEMENT OF THE RETAINING WALL AT EDGEVIEW DRIVE AND SR 91.**
Brief Description: This project will include the replacement of a block retaining wall within the City’s right-of-way along Darrow Road (SR 91) at Edgeview Drive and at 7436 Darrow Road.
Attachments: [Edgeview Drive and 91 Retaining Wall Map](#)
[Resolution No. 23-108](#)

Resolution No. 23-108 was passed on the Consent Agenda.

- H. [23-109](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM FUNDS, RESURFACING PROGRAM FUNDS, AND TRANSPORTATION ALTERNATIVES SET ASIDE FUNDING PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY TO CONSTRUCT THE VARIOUS PROJECTS LISTED HEREIN.**
Brief Description: This legislation is necessary to apply to AMATS for federal funds.
Attachments: [2023 AMATS Project Applications Summary](#)
[2023 AMATS Project App Map](#)
[Resolution No. 23-109](#)

Resolution No. 23-109 was passed on the Consent Agenda.

- I. [23-110](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO MAKE A JOINT APPLICATION WITH THE CITY OF STOW, OHIO (“STOW”) FOR FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (“STBG”) FUNDS AND TRANSPORTATION ALTERNATIVES SET ASIDE PROGRAM (“TASA”) FUNDS PROGRAMMED BY THE AKRON METROPOLITAN AREA TRANSPORTATION STUDY (“AMATS”) FOR THE NORTON ROAD RECONSTRUCTION PROJECT AND VETERANS TRAIL RAILS TO TRAIL PROJECT.**
Brief Description: This legislation is necessary to apply to AMATS for federal funds. The City of Stow is the sponsor for these improvements.

Attachments: [2023 AMATS Project Applications Summary](#)
[2023 AMATS Project App Map](#)
[Resolution No. 23-110](#)

Resolution No. 23-110 was passed on the Consent Agenda.

11. Legislation

- A. [23-102](#) **AN ORDINANCE AMENDING TITLE FOUR - UTILITIES, CHAPTER 1040 - WATER, SECTION 1040.06 OF THE CODIFIED ORDINANCES ENTITLED “WATER WELLS PROHIBITED WHERE MUNICIPAL WATER SERVICE AVAILABLE; EXCEPTIONS”**

Brief Description: This amendment will clarify that where City of Hudson water is or becomes available property owner will be required to use City water exclusively for potable water supply, unless a well is already in use. Exceptions for other (non-potable uses) will be permitted with conditions.

Attachments: [1040.06.markup - Exhibit "A"](#)
[1040.06.original](#)
[1040.06.proposed](#)
[Ordinance No. 23-102](#)
[23-102 as amended by S. Sutton.10.03.23](#)

Mayor Anzevino read the title of Ordinance No. 23-102, which constituted its second reading.

- B. [23-111](#) **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.**

Brief Description: 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 as shown on the attached map. 6231 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: [Exhibit A - Chittenden Waterline Map](#)
[Boston Heights Approval](#)
[Cleveland Water Approval](#)
[Resolution No. 23-111](#)

Mayor Anzevino read the title of Resolution No. 23-111, which constituted its first reading.

- C. [23-112](#) **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. 23-112](#)

Mayor Anzevino read the title of Ordinance No. 23-112, which constituted its first reading.

- D. [23-113](#) **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. 23-113](#)

Mayor Anzevino read the title of Ordinance No. 23-113, which constituted its first reading.

- E. [23-114](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,400,000 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 \$2 million. The balance of the project cost will be paid from the golf course fund balance.

Attachments: [Fiscal Officer's Certificate](#)

[Ordinance No. 23-114](#)

Mayor Anzevino read the title of Ordinance No. 23-114, which constituted its first reading.

- F. [23-115](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$7,500,000 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's Certificate](#)
[Ordinance No. 23-115](#)

Mayor Anzevino read the title of Ordinance No. 23-115, which constituted its first reading.

- G. [23-116](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,900,000 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.**

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.

Attachments: [Fiscal Officer's Certificate](#)
[Ordinance No. 23-116](#)

Mayor Anzevino read the title of Ordinance No. 23-116, which constituted its first reading.

- H. [23-117](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$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's Certificate](#)
[Ordinance No. 23-117](#)

Mayor Anzevino read the title of Ordinance No. 23-117, which constituted its first reading.

- I. [23-118](#) **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$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's Certificate](#)
[Ordinance No. 23-118](#)

Mayor Anzevino read the title of Ordinance No. 23-118, which constituted its first reading.

12. Executive Session

A motion was made by Mr. Foster, seconded by Mr. Banweg, to enter into executive session pursuant to Ohio Revised Code section 121.22(G)(2) to consider the purchase of property for public purposes, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person who's personal, private interest is adverse to the general public interest with no Council business to transpire thereafter. Invited to the meeting are all members of Council, the Mayor, the Solicitor, the City Manager, and those designated by the City Manager as necessary. Mayor Anzevino recessed the meeting at 8:31 p.m. after the motion carried by the following vote:

Aye: 6 - Mr. Ruffer, Ms. Schlademan, Mr. Sutton, Mr. Banweg, Mr. Foster and Mrs. Kowalski

Mayor Anzevino reconvened the regular meeting at 8:54 p.m.

13. Adjournment

There being no further business, Mayor Anzevino adjourned the Council meeting at 8:54 p.m.

Jeffrey L. Anzevino, Mayor

Elizabeth Slagle, Acting 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.