



# City of Hudson, Ohio

## Meeting Minutes - Final City Council Workshop

*Vacant, Mayor*

*Christopher W. Foster, President of Council & Acting Mayor (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)*

*Jane Howington, City Manager*

*R. Todd Hunt, Interim City Solicitor*

*Aparna Wheeler, Clerk of Council*

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Tuesday, March 8, 2022

6:45 PM

Town Hall  
27 East Main Street

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### 1. Call to Order

**In the absence of President of Council Foster, Mrs. Bigham, called to order the workshop of Hudson City Council at 7:00 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.**

**Present:** 6 - Mr. Banweg, Mrs. Bigham, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

**Absent:** 1 - Mr. Foster

*Staff in Attendance: Ms. Wheeler, Clerk of Council*

### 2. Executive Session

**A motion was made by Mrs. Bigham, seconded by Mr. Banweg, to enter into executive session to interview applicants for various boards and commissions. Mrs. Bigham recessed the meeting at 7:00 p.m. after the motion carried unanimously by voice vote.**

*Ms. Wheeler left the meeting at 7:15 p.m.*

*Mrs. Bigham reconvened the Council workshop at 7:30 p.m.*

*Others & Staff in Attendance: Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; and Mr. Sheridan, Assistant City Manager - Professional*

Services.

### 3. Correspondence and Council Comments

Mrs. Kowalski provided an update on the Environmental Awareness Committee meeting that was held on March 7, 2022.

Mr. Banweg stated that he recently toured the Police Department and was provided an overview of the operations and training that is provided. He further stated that Hudson has a great professional Police force that is committed to the community.

### 4. Discussion Items

- A. [22-0014](#) **Continued discussion of the Rwanda Sister-City by City Council.**  
***Brief Description:*** The Council requested further discussion of the Rwanda Sister-City discussion.

***Attachments:*** [Landsberg, Germany Sister City Background](#)

Council asked staff to look into what the process was when Landsberg, Germany became a sister city, and return to Council at the March 22, 2022, workshop for further discussion. Brief discussion followed.

**This matter was forwarded for further discussion at the March 22, 2022, Council workshop.**

- B. **Ward Boundaries - Refer to Item 6B.**

Mr. Sheridan provided an overview of the proposed changes to the ward boundaries that were received from a resident at the March 1, 2022, Council meeting. Discussion followed. There was council consensus to further review the boundaries and consider holding a second public hearing.

**This matter was discussed.**

### 5. Proposed Consent Agenda for March 15, 2022 Council Meeting

- A. [22-0030](#) **A Motion to Acknowledge the Timely Receipt of the February 2022 Monthly Financial Report**  
***Brief Description:*** Financial summaries are provided each month for Council's review.

***Attachments:*** [February 2022 Financial Report](#)

**This Motion was forwarded for further consideration at the March 15, 2022, Council meeting.**

- B. [22-36](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND ENTER INTO A CONTRACT OR CONTRACTS FOR THE 2022 SIDEWALK IMPROVEMENT PROJECTS.**  
***Brief Description:*** The projects include new sidewalk installations along the following roadways in Hudson as described in the 2022 Capital Budget: Middleton

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Road (SR 91 - Highpoint Park), and Stow Road (Pine Trails to Existing Sidewalk).

Attachments:     [2022 Sidewalk Segments](#)  
                          [Resolution No. 22-36](#)

**This Resolution was forwarded for further consideration at the March 15, 2022, Council meeting.**

C.     [22-43](#)           **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE SEASONS ROAD WATERLINE PROJECT.**

***Brief Description:*** This work includes the installation of a 12” diameter waterline along the north side of Seasons Road from the existing end of the waterline at 695 Seasons Road to the westerly corporation line with Boston Township.

Attachments:     [Project Location Map](#)  
                          [Resolution No. 22-43](#)

*Mr. Sutton asked that this item be moved to Legislation as it is closely connected to Resolution No. 22-35. There was consensus to move this item under Legislation for the March 15, 2022, Council meeting.*

**This Resolution was forwarded for further consideration at the March 15, 2022, Council meeting.**

D.     [22-37](#)           **A RESOLUTION AFFIRMING THE APPLICATION SUBMITTED BY THE CITY MANAGER’S DESIGNEE TO THE OHIO DEPARTMENT OF PUBLIC SAFETY, DIVISION OF EMERGENCY MEDICAL SERVICES, FOR AN EMS PRIORITY ONE TRAINING AND EQUIPMENT GRANT ON BEHALF OF HUDSON EMERGENCY MEDICAL SERVICES.**

***Brief Description:*** The Ohio Department of Public Safety, Division of Emergency Medical Services, provides a grant to assist EMS with purchase of approved training and equipment. Estimated funding is determined in June, based on the amount of funding available for the program. No matching funds are required.

Attachments:     [Resolution No. 22-37](#)

**This Resolution was forwarded for further consideration at the March 15, 2022, Council meeting.**

E.     [22-38](#)           **A RESOLUTION AMENDING RESOLUTION 21-155 THAT AUTHORIZED THE CITY MANAGER, DURING THE YEAR 2022, TO ADVERTISE FOR BIDS OR TO UTILIZE THE VARIOUS CHARTER AUTHORIZED GOVERNMENTAL COMPETITIVE PURCHASING AND ENTER INTO CONTRACTS FOR CONSTRUCTION MATERIALS, SUPPLIES, EQUIPMENT, AND VEHICLES IN ORDER TO PURCHASE A DIGGER DERRICK TRUCK; AND DECLARING AN EMERGENCY.**

***Brief Description:*** Resolution 21-155 included the authorization of the City Manager in the year 2022 to replace a bucket truck used during operations by

Hudson Public Power. Upon further evaluation it has been determined that the replacement of the bucket truck should be deferred at this time, and a digger derrick truck be replaced instead due to its current conditions.

**Attachments:** [2022 Permission to Bid Award Final](#)  
[Resolution No. 22-38](#)

*Mr. Comeriato provided an explanation on the reason for the need for the new equipment.*

**This Resolution was forwarded for further consideration at the March 15, 2022, Council meeting.**

- F. [22-39](#) **A RESOLUTION AMENDING RESOLUTION 21-155 AUTHORIZING THE CITY MANAGER, DURING THE YEAR 2022, TO ADVERTISE FOR BIDS OR TO UTILIZE THE VARIOUS CHARTER AUTHORIZED GOVERNMENTAL COMPETITIVE PURCHASING AND ENTER INTO CONTRACTS FOR CONSTRUCTION MATERIALS, SUPPLIES, EQUIPMENT, AND VEHICLES IN ORDER TO PURCHASE ROAD SALT; AND DECLARING AN EMERGENCY.**

**Brief Description:** Resolution 21-155 included the authorization of the City Manager to purchase road salt and salt piling services up to \$320,000. The Public Works Department is nearing this total dollar amount and staff wishes to purchase additional salt and piling services to refill the salt domes.

**Attachments:** [2022 Permission to Bid Award Final](#)  
[Resolution No. 22-39](#)

*Mr. Comeriato provided an explanation on the need for the additional salt purchase.*

**This Resolution was forwarded for further consideration at the March 15, 2022, Council meeting.**

- G. [22-40](#) **A RESOLUTION DECLARING THE CITY'S INTENT TO APPROPRIATE A TEMPORARY EASEMENT INTEREST IN REAL PROPERTY, KNOWN AS PERMANENT PARCEL NO. 30-10358, FOR THE MAKING OF ROADS OPEN TO THE PUBLIC WITHOUT CHARGE; AND DECLARING AN EMERGENCY.**

**Brief Description:** Acquisition of these parcels is necessary for the improvement of SR 91 South from Stoney Hill Drive to Barlow Road in association with the SR 91 South Widening (PID 106445). The City's consultant, O.R. Colan Associates, has been diligently trying to acquire the temporary easements, but has been unsuccessful with the properties noted below. Consequently, staff is requesting an emergency clause to keep the project on schedule according to the timetable approved by the Ohio Department of Transportation (ODOT).

Attachments: [Parcel Plan](#)  
[Exhibit A - Legal Description](#)  
[Resolution No. 22-40](#)

*In response to Mr. Banweg's question, Mr. Kosco provided an explanation on the appropriation process.*

**This Resolution was forwarded for further consideration at the March 15, 2022, Council meeting.**

- H. [22-41](#)      **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. 22-41](#)

**This Resolution was forwarded for further consideration at the March 15, 2022, Council meeting.**

## 6. Proposed Legislation for March 15, 2022 Council Meeting

- A. [21-160](#)      **AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTION 1205.02, THE OFFICIAL ZONING DISTRICT MAP, OF THE LAND DEVELOPMENT CODE WITH RESPECT TO THE "HISTORIC DISTRICT" TO AMEND THE BOUNDARIES OF SAID DISTRICT TO INCLUDE ELM STREET AND ROSLYN AVENUE.**  
***Brief Description:*** The expansion of the locally designated Historic District to include Elm Street and Roslyn Avenue requires an amendment to the City of Hudson Zoning Map. The National Register District expansion is near completion allowing for the local designation district expansion to proceed at this time.  
Attachments: [City of Hudson Zoning District Map - Current](#)  
[PC Decision - HD Expansion](#)  
[Historic District Expansion Graphic](#)  
[Exhibit A - Boundary description](#)  
[Elm and Roslyn Historic Significance](#)  
[Public Hearing Notice \(3.1.2022\)](#)  
[Memo - 1927 School Building](#)  
[Ordinance No. 21-160](#)

*There was discussion regarding the inclusion of the school property in the expanded Historic District.*

**Ordinance No. 21-160 was forwarded for further consideration at the March 15, 2022, Council meeting.**

- B. [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 \(3.1.22\)](#)  
[Resolution No. 22-24](#)

Ordinance No. 22-24 was forwarded for further consideration at the March 15, 2022, Council meeting.

- C. [22-25](#) **AN ORDINANCE AMENDING ORDINANCE NO. 14-153 ESTABLISHING THE INTERCONNECTION POLICY FOR CONNECTION OF RESIDENTIAL AND/OR COMMERCIAL SOLAR POWER GENERATION SYSTEMS TO THE CITY OF HUDSON'S POWER GRID THROUGH AUTHORIZATION OF A MODEL INTERCONNECTION AGREEMENT AND FEE AND RATE SCHEDULES THEREFOR.**
- Brief Description:*** The City's current interconnection policy provides for residents and/or businesses to interconnect privately owned solar power generation systems to the Hudson Public Power grid. Staff has been collaborating with electrical engineers to amend the current policy to better align it with advancing technologies within the industry. Staff is asking for an Ordinance approving the amendments and implementing the policy.
- Attachments:*** [Solar Interconnection Packet rev 5 01172022 -Marked up](#)  
[Solar Interconnection Packet rev 5 01172022](#)  
[Ordinance No. 22-25](#)

Ordinance No. 22-25 was forwarded for further consideration at the March 15, 2022, Council meeting.

- D. [22-26](#) **AN ORDINANCE REPEALING IN ITS ENTIRETY CURRENT CHAPTER 226, "CAMPAIGN FINANCE REFORM", OF THE CODIFIED ORDINANCES AND ENACTING NEW CHAPTER 226,**

**“CAMPAIGN CONTRIBUTION LIMITS”.**

***Brief Description:*** Councilwoman Kowalski has requested Council members consider the need for amendments to Chapter 226 of the City’s Codified Ordinances.

***Attachments:*** [Ordinance No. 22-26](#)

*Mrs. Kowalski provided an explanation on the need for the revisions, and provided a summary of the proposed changes. Discussion followed.*

**Ordinance No. 22-26 was forwarded for further consideration at the March 15, 2022, Council meeting.**

- E. [22-27](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH THE HUDSON COMMUNITY LIVING COMPANY FOR THE SALE OF A PORTION OF THE CITY-OWNED REAL PROPERTY LOCATED ON SOUTH OVIATT STREET (PERMANENT TAX PARCEL NUMBER 3201843); AND DECLARING AN EMERGENCY.**
- Brief Description:*** In late 2021, City Council had provided direction to staff regarding the sale and lot split of an existing City owned parcel located on South Oviatt Street (Permanent tax parcel Number 3201843). Hudson Community Living Company (the purchaser) has presented the City with a purchase offer, meeting the City Council directed requirements. Staff requests permission to proceed with the sale and lot split of said parcel (see attached map).
- Attachments:*** [Oviatt Parcel Sale 2022](#)  
[Purchase Agreement](#)  
[Resolution No. 22-27](#)

**Resolution No. 22-27 was forwarded for further consideration at the March 15, 2022, Council meeting.**

- F. [22-33](#)      **AN ORDINANCE AMENDING SECTION 1480.04 OF THE CODIFIED ORDINANCES TITLED “ADDITIONAL PROVISIONS; PUBLIC NUISANCES; WEEDS OR TALL GRASS” TO MODIFY THE DEFINITION OF “PUBLIC NUISANCE” AND ADOPT NEW PROVISIONS RELATED TO THE ABATEMENT THEREOF.**
- Brief Description:*** Proposed amendment to Section 1480.04 to modify the definition of Public Nuisance to address exterior property maintenance concerns.
- Attachments:*** [Ordinance No. 22-33](#)

**Ordinance No. 22-33 was forwarded for further consideration at the March 15, 2022, Council meeting.**

- G. [22-34](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO**

**ENTER INTO A PURCHASE AND SALE AGREEMENT WITH JO-ANN STORES SUPPORT CENTER, INC., TO ACQUIRE REAL PROPERTY LOCATED IN HUDSON, OHIO (PERMANENT TAX PARCEL NUMBER 3009204) FOR A PUBLIC PURPOSE; AND DECLARING AN EMERGENCY.**

***Brief Description:*** In December of 2021, City Council authorized City staff to pursue a purchase agreement for property located in Hudson to site a proposed future Public Works Facility. This resolution affirms the City Manager's action of entering into the agreement and authorizes the purchase of property located in the City of Hudson (Permanent Tax Parcel Number 3009204) for future public purposes. (See map attached.)

***Attachments:*** [Joann's Parcel Map](#)  
[Purchase and Sale Agreement](#)  
[Resolution No. 22-34](#)

Resolution No. 22-34 was forwarded for further consideration at the March 15, 2022, Council meeting.

- H. [22-35](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT WITH UYS PROPERTIES, LLC, AND ANCHOR SEASONS ROAD OWNER, L.L.C., FOR A MEDICAL OFFICE BUILDING AT 231 SEASONS ROAD (PERMANENT TAX PARCEL NO. 3000016).**

***Brief Description:*** This is a CRA agreement for a 50% property tax exemption for 15 years for the proposed development of a medical office building near the intersection of State Rt 8 and Seasons Rd.

***Attachments:*** [Resolution No. 22-35](#)

Resolution No. 22-35 was forwarded for further consideration at the March 15, 2022, Council meeting.

- I. [22-42](#) **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 PARCELS 3200331, 3200328, AND APPROXIMATELY 0.3 ACRES OF PARCEL #3201843) FROM DISTRICT 4 - HISTORIC RESIDENTIAL NEIGHBORHOOD AND DISTRICT 5 - VILLAGE CORE TO DISTRICT 3 - OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD.**

***Brief Description:*** Land Development Code text amendment request to rezone parcel 320031 (presently D5 Village Core) and parcel 3200328 (presenting D4 Historic Residential Neighborhood) and a portion of 3201843 (presenting D4 Historic Residential Neighborhood) to District 3 - Outer Village Residential



Neighborhood.

Attachments:     [Planning Commission Recommendation](#)  
[Planning Commission Staff Report](#)  
[Applicant Submittal](#)  
[Subject Property](#)  
[Resolution No. 22-42](#)

*There was discussion regarding adding the 2 additional parcels that are adjacent to the proposed parcel and are currently D-5. Mr. Sheridan stated that these parcels are owned by the City of Hudson, and staff will review and report back to Council at the March 15, 2022, Council meeting.*

**This Ordinance was forwarded for further consideration at the March 15, 2022, Council meeting.**

## 7. Items to be Added to Future Agendas

*None.*

## 8. Adjournment

**There being no further discussion, Mrs. Bigham adjourned the Council workshop meeting at 9:00 p.m.**

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**Beth Bigham, President of Council Pro Tempore**

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**Thomas Sheridan, Assistant 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.*