



City of Hudson, Ohio

27 East Main Street
Hudson, Ohio 44236

Council Meeting Minutes - Final City Council

William A. Currin, Mayor
David A. Basil, City Council President (Ward 2)
Hamilton DeSaussure, Jr., City Council Member (At-Large)
Dennis N. Hanink, City Council Member (Ward 1)
Alex D. Kelemen, City Council Member (Ward 3)
John W. Jeffers, City Council Member (Ward 4)
J. Daniel Williams, City Council Member (At-Large)
William D. Wooldredge, City Council Member (At-Large)

Anthony J. Bales, City Manager
R. Todd Hunt, City Solicitor
Elizabeth A. Slagle, Clerk of Council

Wednesday, December 5, 2012

7:30 PM

Town Hall

1. Call to Order

Mayor Currin thanked all in attendance, especially Boy Scout Troop 3322 as they observed the meeting as part of their government lesson in scouting.

Mayor Currin called to order the meeting of Hudson City Council at 7:30 p.m.

2. Pledge of Allegiance to the Flag

3. Roll Call

Present: 7 - Mr. Basil, Mr. DeSaussure, Mr. Hanink, Mr. Jeffers, Mr. Kelemen, Dr. Williams and Mr. Wooldredge

Staff in Attendance: Mr. Bales, City Manager; Mr. Hunt, City Solicitor; Mr. Richardson, Interim Community Development Director; Mrs. Slagle, Clerk of Council; Mr. Wiedie, Economic Development Director.

4. Approval of the Minutes

Workshop Meeting on November 13, 2012; and Special Meeting on November 19, 2012.

The minutes were approved as submitted.

5. Public Comments

None.

6. Correspondence and Council Comments

Mr. Wooldredge commented regarding the importance of planning for the future use of the

former Youth Development Center property on Hines Hill Road in order to guide related decisions. He said that he was pleased with discussions at the November 27, 2012, Council workshop, which focused on plans for a high-end office park for property on the south side. He felt good about the north side property being securely settled as protected park lands under the MetroParks, serving Summit County. With the south side property possibly destined to become a high-end office park, he commented that such use will require coordinated efforts over a period of time. He looked forward to proceeding, considering such efforts an investment in the City's future and saying that the property will potentially be a source of additional tax revenues, helping to relieve the tax burden of residents.

7. Report of Manager

Mr. Bales reported that the City has entered into a contract agreement with Direct Choice to provide natural gas to Hudson residents through a pooled program at a rate of \$4.825 per mcf, and \$4.725 per mcf for senior citizens, effective for the February through July, 2013, billing cycles. He said that existing customers will be automatically enrolled in the new program, while others may enroll by December 31, 2012.

He also noted that there is no longer need for an executive session.

8. [2013 VFFDFB](#) A MOTION TO APPOINT COUNCIL REPRESENTATIVES TO THE VOLUNTEER FIRE FIGHTERS' DEPENDENTS FUND BOARD.

Executive Summary: City Council must appoint two members to serve on the Volunteer Fire Fighters' Dependents Fund Board (VFFDFB) for the 2013 term.

A motion was made by Mr. Basil, seconded by Mr. Wooldredge, that Council appoint Mr. Hanink and Dr. Williams to the Volunteer Fire Fighters' Dependents Fund Board. The motion carried by the following vote:

Aye: 7 - Mr. Basil, Mr. DeSaussure, Mr. Hanink, Mr. Jeffers, Mr. Kelemen, Dr. Williams and Mr. Wooldredge

9. [TMP-0258](#) A MOTION THAT CITY COUNCIL DECLARES ITS INTENTION TO DEMOLISH ALL OF THE BUILDINGS LOCATED ON THE FORMER YOUTH DEVELOPMENT CENTER PROPERTY ON HINES HILL ROAD IN THE CITY OF HUDSON.

Sponsors: Mr. Wooldredge

Mr. Basil noted that this motion applies to the southern portion of the property and said that he views the proposed buildings demolition as a catalyst for economic development for the 135 acres available there. He said that the Ad Hoc Committee invested a great deal of effort to find appropriate uses for the buildings but ultimately recommended they be demolished. He said that the Committee and Council have searched with due diligence for a community or public use, but none exists. Mr. Basil supported the motion and the repurposing of the property.

Mr. DeSaussure viewed the motion as superfluous and unnecessary, a nonbinding statement of intent that will not have any practical effect. He opposed the motion but stated that he will support Resolution No. 12-160 to authorize and direct the City Manager to advertise for competitive bids for the demolition of all buildings at the former Youth Development Center property, which he said is the standard action needed to proceed before awarding a contract for demolition.

Mr. Basil respectfully disagreed with Mr. DeSaussure, stating that the motion was important to provide a statement of Council's intent. Furthermore, he said that he intends to vote against Resolution No. 12-160, as it is premature, because staff is not ready to advertise yet.

Mr. Hanink offered support for the motion, but he also recalled his differing position a year ago in favor of preserving the Eastman School, as well as many past Council discussions regarding demolition of the former YDC buildings. He said that this motion is necessary to eliminate confusion regarding Council's intent.

A motion for Council's approval was made by Mr. Wooldredge, seconded by Mr. Jeffers. The motion carried by the following vote:

Aye: 6 - Mr. Hanink, Mr. Jeffers, Mr. Kelemen, Dr. Williams, Mr. Wooldredge and Mr. Basil

Nay: 1 - Mr. DeSaussure

A MOTION THAT COUNCIL SHOW ITS INTENT TO NOT PURSUE ANY FURTHER DISCUSSIONS OF OR PROPOSALS REGARDING THE BUILDINGS AT THE FORMER YOUTH DEVELOPMENT CENTER PROPERTY AFTER DECEMBER 2012, AND THAT ANY OTHER ACTIVITIES ON THE PROPERTY BE CONCLUDED BY JANUARY 2013.

Mr. Basil asked for clarification that the motion pertained only to the existing structures and not to the land itself, and Mr. Kelemen confirmed same.

Mr. DeSaussure questioned the value of the motion and spoke against it, saying that it would limit Council's ability to consider other inquiries or proposals. Mr. Jeffers concurred, although he strongly favored demolition. Mayor Currin considered the motion unnecessary and asked that Council not approve it, as it would block a potential opportunity that could benefit Hudson. Mr. Basil and Mr. Wooldredge also voiced opposition.

A motion for Council's approval was made by Mr. Kelemen and seconded by Mr. Wooldredge. The motion failed by the following vote:

Aye: 3 - Mr. Hanink, Mr. Kelemen and Dr. Williams

Nay: 4 - Mr. Jeffers, Mr. Wooldredge, Mr. Basil and Mr. DeSaussure

10. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Basil, seconded by Mr. Wooldredge, to suspend the Rules as provided in Section 220.03 of the Codified Ordinances. The motion carried by the following vote:

Aye: 7 - Mr. Jeffers, Mr. Kelemen, Dr. Williams, Mr. Wooldredge, Mr. Basil, Mr. DeSaussure and Mr. Hanink

Approval of the Consent Agenda

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

Aye: 7 - Mr. Kelemen, Dr. Williams, Mr. Wooldredge, Mr. Basil, Mr. DeSaussure, Mr. Hanink and Mr. Jeffers

A. [TMP-0246](#)

A MOTION DIRECTING THE CLERK TO PREPARE A LETTER TO THE OHIO DEPARTMENT OF NATURAL RESOURCES, INDICATING CITY COUNCIL'S SUPPORT OF A TREE-PLANTING GRANT APPLICATION.

Executive Summary: A tree-planting grant is being sought for the City service yard located at 95 Owen Brown St. The tree-planting is part of an overall project to remove the construction spoils pile at 95 Owen Brown St., and create a landscape

berm along the northern edge of the property. This landscaped berm will screen City operations from adjacent residential properties.

Sponsors: City Council

Attachments: [Proposed Council Letter of Support](#)
[Mayor's Letter of Support](#)

This Motion was approved.

B. [12-155](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO PATROLMEN'S BENEVOLENT ASSOCIATION, FOR THE YEARS 2013 THROUGH 2014; AND DECLARING AN EMERGENCY.

Executive Summary: This legislation seeks approval of the terms and conditions of the collective bargaining agreement that was negotiated by the City Manager and Assistant City Manager with the Ohio Patrolman's Benevolent Association and authorization for the City Manager to enter into said agreement.

Attachments: [Res. No. 12-155](#)

This Resolution was adopted by suspending the Rules.

C. [12-156](#)

A RESOLUTION TO APPROVE THEN AND NOW CERTIFICATES FOR PURCHASES; AND DECLARING AN EMERGENCY

Executive Summary: Council authorization is required for payment of the invoice(s) shown on this Resolution in excess of \$3,000 for which a commitment was made before a Purchase Order was generated.

Sponsors: Mayor Currin

Attachments: [Res. No. 12-156](#)

This Resolution was adopted by suspending the Rules.

D. [12-157](#)

A RESOLUTION AUTHORIZING THE PURCHASE OF ENVIRONMENTAL SITE LIABILITY INSURANCE FOR THE 428-ACRE CITY PROPERTY ON HINES HILL ROAD, AND DECLARING AN EMERGENCY.

Executive Summary: The City of Hudson is required by our current agreements with Summit County, as Trustee, and the Metro Parks, Serving Summit County to carry environmental (pollution liability) insurance covering the former YDC property located at 996 Hines Hill Rd.

Sponsors: Mayor Currin

Attachments: [Res. No. 12-157](#)

This Resolution was adopted by suspending the Rules.

E. [12-158](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LICENSE AGREEMENT FOR A SIGN WITH M7 REALTY, LLC.

Executive Summary: Collection Auto Group would like to place a monument sign

in front of its business. M7 Realty LLC owns the property at which Collection Auto Group is located. The right-of-way in front of this business is extraordinarily deep, so Collection Auto Group is seeking Council's permission to place the sign in the right-of-way. The License Agreement would set forth terms specifying the location and other matters.

Sponsors: Mayor Currin

Attachments: [Darrow Road Right-of-Way Sketch](#)
[Res. No. 12-158](#)
[License Agmt Between Hudson and M7 Realty, LLC](#)

This Resolution was adopted by suspending the Rules.

F. [12-159](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LICENSE AGREEMENT FOR A SIGN WITH LEGACY BUILDERS & REMODELERS, LLC.

Executive Summary: Legacy Builders & Remodelers would like to place a monument sign in front of its business. The right-of-way in front of this business is extraordinarily deep, so Legacy is seeking Council's permission to place the sign in the right-of-way. The License Agreement would set forth terms specifying the location and other matters.

Sponsors: Mayor Currin

Attachments: [Darrow Road Right-of-Way Sketch](#)
[Res. No. 12-159](#)
[License Agmt Between Hudson and Legacy Builders & Remodelers](#)

This Resolution was adopted by suspending the Rules.

11. Legislation

A. [12-160](#)

A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS FOR THE DEMOLITION OF ALL BUILDINGS AT THE FORMER YOUTH DEVELOPMENT CENTER PROPERTY ON HINES HILL ROAD IN THE CITY OF HUDSON.

Executive Summary: This Resolution allows the Engineering Department to advertise for bids, obtain competitive pricing, and to recommend a contract award for the demolition of all buildings at the former Youth Development Center property on Hines Hill Rd.

Sponsors: Mr. Wooldredge

Attachments: [Res. No. 12-160](#)

Dr. Williams said that suspending the rules and passing this Resolution will allow administration to proceed with the bid process, based upon and pending receipt of cost study information from the Engineer's Office.

Mr. Basil was sympathetic to these comments but said the action is premature without the study information. He suggested that study results may warrant something other than a wholesale bid. He preferred waiting for the Engineer's report, as it will be instructive and is

expected within the month. Furthermore, he said that the property cannot be utilized for anything other than public use for two more years.

Mr. DeSaussure disagreed and said that Council has discussed demolition of the buildings on many occasions, and this Resolution will authorize the City Manager to proceed with the bid process at the appropriate time. He was in favor of the motion to suspend the rules and pass the Resolution. Dr. Williams agreed and said that one of the best times to receive bids is during the winter months, also noting that alternative bids can be accepted for each building, allowing flexibility before entering a contract. Remaining Council members Hanink, Wooldredge, Jeffers, and Kelemen also agreed. Mr. Hanink said the bid structure is at the City Manager's discretion. Mr. Kelemen said the Resolution will provide a clear directive to the City Manager, making this project a priority.

Mayor Currin asked that Council consider the merits of suspending the rules and passing this Resolution, noting that three readings would allow for public comments prior to a vote.

A motion was made by Dr. Williams, seconded by Mr. DeSaussure, to suspend the Rules as provided in Section 220.03 of the Codified Ordinances. The motion carried by the following vote:

Aye: 6 - Dr. Williams, Mr. Wooldredge, Mr. DeSaussure, Mr. Hanink, Mr. Jeffers and Mr. Kelemen

Nay: 1 - Mr. Basil

A motion was made by Dr. Williams, seconded by Mr. DeSaussure, that this Resolution be adopted by suspending the Rules. The motion carried by the following vote:

Aye: 6 - Dr. Williams, Mr. Wooldredge, Mr. DeSaussure, Mr. Hanink, Mr. Jeffers and Mr. Kelemen

Nay: 1 - Mr. Basil

12. Executive Session

None.

13. Adjournment

There being no further business, Mayor Currin adjourned the Council meeting at 8:06 p.m.

Meeting adjourned.

William A. Currin, Mayor

Elizabeth Slagle, Clerk of Council