



# 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)*  
*Michael W. Bird, Council Member (Ward 4)*  
*Patricia L. Goetz, Council Member (Ward 1)*  
*Karen E. Heater, Council Member (At-Large)*  
*Nicole V. Kowalski, Council Member (At-Large)*  
*Skylar J. Sutton, Council Member (Ward 3)*

*Thomas J. Sheridan, City Manager*  
*Marshal Pitchford, City Solicitor & Special Counsel*  
*Aparna Wheeler, Clerk of Council*

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Tuesday, April 22, 2025

7:30 PM

Town Hall  
27 East Main Street

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### 1. Call to Order

**Mayor Anzevino 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, and he handed the workshop over to President of Council Foster, in accordance with Council Rules.**

**Present:** 6 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

**Absent:** 1 - Mr. Banweg

*Others & Staff in Attendance: Mr. Sheridan, City Manager; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; Mr. Powell, Public Works Director; and Mr. Tabak, Police Chief.*

### 2. Correspondence and Council Comments

*Dr. Goetz provided an updated on the Architectural & Historic Board of Review meeting that was held on April 9, 2025.*

*Mrs. Heater provided an update on the Building of Zoning and Building Appeals meeting that was held on April 17, 2025.*

*Mrs. Kowalski reminded interested citizens that Dr. Goetz and herself will be holding an Open Forum on Wednesday, April 30, 2025 at 6:30 p.m. at the Hudson Library.*

### 3. Discussion Items

- A. [25-0052](#) **Overview of Neighborhood Storm Studies and the Status and Goals of Upcoming Comprehensive Studies.**

**Brief Description:** Staff will provide an overview of recently completed small scale “neighborhood” storm studies and the status and goals of additional upcoming comprehensive watershed-scale studies.

**Attachments:** [Exhibit Neighborhood Storm Studies](#)  
[Brunswick Drainage Area Study - Technical Memo January 2025](#)  
[Brandywine Technical Memo January 2025](#)  
[Darrow Rd Basin Technical Memo January 2025](#)  
[Hudson Woods of Western Reserve H&H Memo](#)  
[4-22-25 Neighborhood Flood Studies Presentation](#)

*Mr. Kosco provided information on work that was completed in areas effected by the August 8, 2024 storm event, as well as studies that were performed, goals of each, and recommended improvements. Brief Council discussion followed.*

**This matter was discussed.**

**B. [25-0053](#) Downtown Development Discussion**

**Brief Description:** Council discussion regarding the implementation of the Comprehensive Plan recommendations for the downtown development site.

**Attachments:** [Council Memo and Concept Plans Downtown Development 4.9.25](#)

*Mr. Sheridan stated that this discussion is based off of the updated Comprehensive Plan. Mr. Hannan provided the established framework for development of the City owned downtown site and provided conceptual plans for this area. Council discussion followed that included financial impacts, willingness of developers participating if a plan is already in place, and status of Summit County sewer work.*

**This matter was discussed.**

**C. [25-0054](#) Discussion of the City’s Updated 2025-2029 Five Year Plan**

**Brief Description:** Staff will present and discuss the City’s updated 2025-2029 Five Year Plan for the General Fund and Fire/EMS Funds. The updates take into account the financial impact from reduced income tax revenue and the increased operating and capital costs that have been discussed since the original Five-Year Plan was adopted.

**Attachments:** [Memo - 2025-2029 Amended 5 Yr Plan - General and Fire-EMS Funds](#)

*Mr. Knoblauch provided an overview of the revisions made to the Five-Year Plan since its adoption in November 2024. Council discussion followed about potential projects to address budget balancing and explored various strategies for generating revenue to support the proposed Fire/EMS hybrid model. There was consensus to implement a 12-hour daytime shift at the Fire Department, running from 7 a.m. to 7 p.m., proceed with interviews, and initiate an RFP for the necessary renovations.*

**This matter was discussed.**

**D. [25-0055](#) Discussion on Senior Gutter Cleaning Program for 2025 Fall Season in Hudson.**

**Brief Description:** A discussion to create an annual Senior Gutter Cleaning Program for individual single family residential homes within Hudson for providing a one-time only cleaning, for the 2025 Fall season.

**Attachments:**     [City of Macedonia Senior Program Application](#)  
[City of Macedonia Gutter Service Quote](#)  
[City of Macedonia Ordinance](#)

*Mayor Anzevino provided information related to starting a senior gutter cleaning program, and Mr. Powell provided information on how the senior snow plow program works. There was consensus to not move forward with this program at this time.*

**This matter was discussed.**

#### **4. Proposed Consent Agenda for May 6, 2025, Council Meeting**

- A.     [25-72](#)     **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH SECURITAS TECHNOLOGY CORPORATION FOR THE PURCHASE OF SECURITY AND INTERCOM SYSTEM UPGRADES; AND DECLARING AN EMERGENCY.**

**Brief Description:** A resolution authorizing the City Manager to enter into a contract with Securitas Technology Corporation and the expenditure of \$125,000. This is for the purchase of a replacement Security and Intercom System Upgrades.

**Attachments:**     [Q516806-24 HUDSON POLICE DEPARTMENT - HUDSON OH - PLC Syntinel and Intercom System Upgradesv2 - Proposal](#)  
[PD SECURITAS Memo 2025](#)  
[Resolution No. 25-72](#)

*Responding to a question, Chief Tabak provided information on what this system entails.*

**This Resolution was forwarded for further consideration at the May 6, 2025, Council meeting.**

- B.     [25-73](#)     **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER A CONTRACT FOR THE PURCHASE OF ONE FLEET VEHICLE FOR POLICE OPERATIONS.**

**Brief Description:** This project involves the replacement of One (1) police fleet vehicle.

**Attachments:**     [2025 PIU QUOTE](#)  
[77-0046-77 Accident Report](#)  
[Replacement Police Vehicle Memo 2025](#)  
[Resolution No. 25-73](#)

**This Resolution was forwarded for further consideration at the May 6, 2025, Council meeting.**

- C.     [25-74](#)     **A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO AND ENTER INTO AN AGREEMENT WITH THE NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORS) FOR FUNDING ASSISTANCE THROUGH THE NEORS COMMUNITY COST SHARE**

**PROGRAM FOR DESIGN OF THE BRANDYWINE CREEK WATERSHED STUDY UPDATE.**

**Brief Description:** The Northeast Ohio Regional Sewer District's (NEORS) Community Cost Share Program provides funding to member communities, like the City of Hudson, for community specific stormwater management projects. These funds would be used to reimburse the City for the Brandywine Creek Watershed Study Update. The study will expand upon the existing hydraulic study within Brandywine Creek Watershed that was previously completed by NEORS in 2019 and focus on those parts of the storm water system not previously evaluated.

**Attachments:** [Exhibit Brandywine Creek Watershed Study Update](#)  
[Resolution No. 25-74](#)

This Resolution was forwarded for further consideration at the May 6, 2025, Council meeting.

- D. [25-75](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE TOWBRIDGE REAR YARD DRAINAGE PROJECT WITH THE LOWEST AND BEST BIDDER.**

**Brief Description:** This project involves the re-establishing of the drainage ditch to alleviate flooding to the property at 5253 Towbridge Drive.

**Attachments:** [Exhibit Towbridge Dr Drainage Improvements](#)  
[Resolution No. 25-75](#)

This Resolution was forwarded for further consideration at the May 6, 2025, Council meeting.

- E. [25-76](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER TO THE CONTRACT WITH THOMPSON ELECTRIC INC. FOR CONSTRUCTION SERVICES FOR THE EASTSIDE SUBSTATION TRANSFORMER REPLACEMENT PROJECT; AND DECLARING AN EMERGENCY.**

**Brief Description:** This project involves the completion of the required construction services to install the transformer, voltage regulators and related equipment needed to complete this project.

**Attachments:** [Eastside Substation Bus Duct Change Order](#)  
[Resolution No. 25-76](#)

This Resolution was forwarded for further consideration at the May 6, 2025, Council meeting.

- F. [25-77](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ONE FLEET VEHICLE FOR PUBLIC WORKS OPERATIONS.**

**Brief Description:** This project involves the replacement of One (1) Public Works fleet vehicle in the Hudson Public Power operational area.

**Attachments:** [Resolution No. 25-77](#)

This Resolution was forwarded for further consideration at the May 6, 2025, Council meeting.

- G. [25-78](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ONE FLEET VEHICLE FOR PUBLIC WORKS OPERATIONS.**

**Brief Description:** This project involves the replacement of One (1) Public Works fleet vehicle in the Service operational area.

**Attachments:**      [Resolution No. 25-78](#)

*Responding to a question, Mr. Powell stated that this is for the replacement of an F-550 with a dump bed. Mr. Sheridan stated that the Legislation will be updated to include this.*

This Resolution was forwarded for further consideration at the May 6, 2025, Council meeting.

- H. [25-79](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE COMMUNITY REINVESTMENT AREA AGREEMENT WITH MANNESCHI & BENEDETTI, LLC AND CEIA USA, LTD TO INCORPORATE THE HEADQUARTERS EXPANSION INTO THE ABATED PARCEL; AND DECLARING AN EMERGENCY.**

**Brief Description:** This Resolution will authorize the second amendment to the Community Reinvestment Area Agreement with Manneschi & Benedetti, LLC and CEIA USA, Ltd. for the headquarters building at 6336 Hudson Crossing Parkway, Hudson, Ohio 44236 to incorporate the proposed building expansion to be added to the abated parcel.

**Attachments:**      [CEIA Second Amendment Staff Report April 2025](#)  
[CEIA CRA Agreement - Signed 2019-08-06](#)  
[CEIA Term Amendment 2021-112](#)  
[Tax Sharing Agreement CEIA SIGNED](#)  
[2019-550 CEIA Building Plans](#)  
[CEIA Expansion Calcs Summary for Council 4.25](#)  
[Resolution No. 25-79](#)

*Mr. Hannan provided the reason for this second amendment to the Community Reinvestment Agreement. Council requested the financial implications of both approving and not approving the amendment.*

This Resolution was forwarded for further consideration at the May 6, 2025, Council meeting.

## 5. Proposed Legislation for May 6, 2025, Council Meeting

- A. [25-21](#)      **AN ORDINANCE CODIFYING THE ORDER AND RULES OF A PUBLIC HEARING.**

**Brief Description:** The Codified Ordinances of the City of Hudson make reference to, but do not define “Public Hearing.” This ordinance establishes an order of business and reasonable limitations on discussion for all public hearings before any official City body, whether it be City Council or any other board, committee or commission.

**Attachments:**     [Ordinance No. 25-21 - Planning Commission Report and Recommendations](#)  
[Ordinance No. 25-21 \(as introduced\)](#)  
[Ordinance No. 25-21 Exhibit A \(4-22-25\)](#)

*Mr. Sutton noted that there is an updated Exhibit A dated April 22, 2025, that incorporates the changes he noted at the last workshop.*

**Ordinance No. 25-21 was forwarded for further consideration at the May 6, 2025, Council meeting.**

- B.     [25-28](#)     AN ORDINANCE AMENDING CHAPTER 1202.04(b)(3) OF THE LAND DEVELOPMENT CODE RELEVANT TO ARCHITECTURAL AND HISTORIC BOARD OF REVIEW ADVICE OF CONSULTANT**  
**Brief Description:** The AHBR utilizes the services of a consultant on several cases a year within the historic district. Proposed amendment would allow the board to consider consultants firms recognized by the state historic preservation office in addition to licensed architects.

**Attachments:**     [LDC Amendment 1204.03\(b\)\(3\)](#)  
[OHPO Historic Preservation Consultant List](#)  
[Signed PC Decision 25-201 - LDC amendment - AHBR Consultant](#)  
[Ordinance No. 25-28](#)  
[Draft Ordinance with PC Recommendation 4.7.25](#)

**Ordinance No. 25-28 was forwarded for further consideration at the May 6, 2025, Council meeting.**

- C.     [25-43](#)     AN ORDINANCE AMENDING CHAPTERS 1205.04, 1205.06, 1205.07, 1205.11, AND 1206.01 OF THE LAND DEVELOPMENT CODE TO REMOVE TOWNHOMES FROM ALL ZONING DISTRICTS EXCEPT DISTRICT 5 VILLAGE CORE DISTRICT.**  
**Brief Description:** Proposed amendment to the Land Development Code to limit townhomes as a allowable dwelling unit type to District 5 Village Core District.

**Attachments:**     [Exhibit A: Townhomes Ordinance](#)  
[Signed PC Decision 25-200 - LDC amendment - Townhome Text Amendment](#)  
[Ordinance No. 25-43](#)

**Ordinance No. 25-43 was forwarded for further consideration at the May 6, 2025, Council meeting.**

- D.     [25-65](#)     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 JOANN POULTON, 5457 STOW ROAD, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

**Brief Description:** Joann Poulton has submitted a renewal Application for Placement of Farmland in an Agricultural District for an alpaca farm operation

on 14.37 acre parcel at 5457 Stow Road in Hudson.

Attachments:    [Application - 5457 Stow Rd](#)  
[5457 Stow Road CD Inspection 3.10.25](#)  
[Map of 5457 Stow Road](#)  
[Resolution No. 25-65](#)

**Resolution No. 25-65 was forwarded for further consideration at the May 6, 2025, Council meeting.**

- E.        [25-69](#)        **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 March 14, 2025, reviewed each CRA and Job Creation Grant Agreement and made certain recommendations to City Council.

Attachments:    [TIRC Minutes 3.14.2025](#)  
[Resolution No. 25-69](#)

**Resolution No. 25-69 was forwarded for further consideration at the May 6, 2025, Council meeting.**

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

*Mr. Foster noted that the following Proclamations will appear on the May 6, 2025 Council meeting 1.) Public Service Recognition Week - May 4-10, 2025 and 2.) Recognizing Senator Roegner for efforts in securing funding for the Hines Hill Road Bridge Project and Inclusive Playground.*

*Dr. Goetz requested a Proclamation recognizing the Inclusive Playground group for their fundraising initiative .*

*Mrs. Kowalski requested a discussion on the budgetary impact of reprioritizing both the sidewalk connectivity projects and the Hines Hill Grade Separation Project.*

*Mayor Anzevino requested a Proclamation for the May 6, 2025 meeting in recognition of Bike Month.*

## 7.        **Adjournment**

**There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 9:23 p.m.**

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

**Thomas J. Sheridan, 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.*