



City of Hudson, Ohio

Meeting Agenda - Final City Council

Jeffrey L. Anzevino, Mayor
Michael W. Bird, Council Member (Ward 4)
Kyle Brezovec, Council Member (At-Large)
Samantha D'Eramo, Council Member (At-Large)
Patricia L. Goetz, Council Member (Ward 1)
Skylar J. Sutton, Council Member (Ward 3)
Amanda Weinstein, Council Member (At-Large)
Dan White, Council Member (Ward 2)

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

Tuesday, December 16, 2025

7:30 PM

Town Hall
27 East Main Street

City Council Meeting to begin at 7:30 p.m.; followed by Regular Workshop

Regular Meeting:

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Oath of Office for Ward 2 Councilmember White**
4. **Roll Call**
5. **Election of President of Council**
6. **Approval of the Minutes**
- A. [25-0141](#) **Minutes of Previous Council Meetings**
Brief Description: Draft minutes of previous meetings are provided for City Council's review and approval.
Attachments: [December 6, 2025 Special Meeting Minutes - Draft](#)
[December 8, 2025 Special Meeting Minutes - Draft](#)
[December 9, 2025 Special Meeting & Workshop Minutes - Draft](#)

7. Public Hearing

A. [25-167](#) AN ORDINANCE AMENDING APPENDIX A OF THE LAND DEVELOPMENT CODE RELEVANT TO SUBMITTAL REQUIREMENTS.

Brief Description: Proposed amendment to the Land Development Code regarding the submittal requirements of Appendix A

Attachments: [Planning Commission Recommendation Submittal Requirements](#)

[Exhibit A: Redline Changes to Council](#)

[Planning Commission Decision](#)

[Ordinance No. 25-167](#)

Legislative History

10/14/25	City Council Workshop	item forwarded to the City Council
10/21/25	City Council	first reading & referral to the Planning Commission
12/9/25	City Council	item forwarded to the City Council

B. [25-168](#) AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE REGARDING THE TRANSFER OF LAND WHERE A CONDITIONAL USE PERMIT HAS BEEN RECENTLY ISSUED.

Brief Description: This ordinance will amend the Land Development Code to reasonably and temporarily limit the transfer (sale) of land where a conditional use permit has recently been issued.

Attachments: [PC Decision](#)

[Draft amendment as recommended the Planning Commission 11.10.25](#)

[Ordinance No. 25-168 \(as introduced\)](#)

[Ordinance No. 25-168 \(with Planning Commission redlines\)](#)

Legislative History

10/14/25	City Council Workshop	item forwarded to the City Council
10/21/25	City Council	first reading & referral to the Planning Commission
12/9/25	City Council	item forwarded to the City Council

8. Public Comments

9. Correspondence and Council Comments

10. Report of Manager

- A. [25-0139](#) **Discussion: Ravenna Street Sidewalk Contract Award**
Brief Description: A discussion on the Ravenna Street Sidewalk Project and the award of the contract.
Attachments: [Ravenna Street Exhibit \(Full Project\)](#)
[Sidewalk Comments from Residents](#)
[Ravenna Street- UTL EXTENSION #1](#)
[Ravenna Street- UTL EXTENSION #2](#)
[Ravenna Street- UTL EXTENSION #3](#)
Legislative History
12/9/25 City Council discussed

11. Appointments**12. Consent Agenda**

- A. [25-0142](#) **A Motion to Acknowledge the Timely Receipt of the November 2025 Monthly Financial Report**
Brief Description: Financial summaries are provided each month for Council's review.
Attachments: [November 2025 Financial Report](#)
Legislative History
12/9/25 City Council forwarded to the City Council
- B. [25-185](#) **A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A SHARED ACCESS AGREEMENT/EASEMENT ALONG THIRTY ACRES DRIVE AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTATION.**
Brief Description: The City of Hudson would be a beneficiary of an amended and restated Driveway Agreement/Easement for all official business and/or safety purposes along a private drive known as Thirty Acres Drive.
Attachments: [Carse and Thirty Acres - Amended and Reinstated Driveway Easement - DRAFT](#)
[Map of Easement](#)
[Resolution No. 25-185](#)
Legislative History
12/9/25 City Council item forwarded to the City Council

- C. [25-186](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH HURRICANE LABS FOR A VULNERABILITY ASSESSMENT AND NETWORK SECURITY ARCHITECTURE REVIEW FOR THE WATER AND ELECTRIC UTILITIES IN AN AMOUNT NOT TO EXCEED \$46,150; AND DECLARING AN EMERGENCY**

Brief Description: This contract is to assess the current network and security architecture of the city's water and electric utilities, identify vulnerabilities and potential threats, and provide actionable recommendations to improve security and operational efficiencies.

Attachments: [Resolution No. 25-186](#)

Legislative History

12/9/25 City Council item forwarded to the City Council

- D. [25-187](#) **AN ORDINANCE AMENDING ORDINANCE NO. 24-127, MAKING APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF HUDSON DURING THE FISCAL YEAR ENDING DECEMBER 31, 2025 BY MAKING ADDITIONAL AND/OR AMENDED APPROPRIATIONS.**

Brief Description: This Ordinance will amend the 2025 budget for additional and/or amended appropriations as listed in the attached Exhibit A.

Attachments: [2025 3rd Appropriations Exhibit A - 12.9.25](#)

[Ordinance No. 25-187](#)

Legislative History

12/9/25 City Council item forwarded to the City Council

- E. [25-188](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH PFUND SUPERIOR SALES CO., INC. FOR A NEW AMBULANCE VEHICLE FOR USE BY THE EMERGENCY MEDICAL SERVICE; AND DECLARING AN EMERGENCY.**

Brief Description: EMS is replacing their 2018 Ambulance # 4012. Our vehicle replacement committee has evaluated similar models from four major ambulance manufacturers and have unanimously chosen the 2027 Ford, Life Line Type 1 "Custom Superliner" as the lowest priced and best option.

Attachments: [Purchase Agreement](#)

[Resolution No. 25-188](#)

Legislative History

12/9/25 City Council item forwarded to the City Council

F. [25-189](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE HUDSON COMMUNITY FOUNDATION FOR THE PURPOSE OF DEVELOPING A COMMUNITY CALENDAR; AND DECLARING AN EMERGENCY.**

Brief Description: This Resolution authorizes the City Manager to enter into an agreement with Hudson Community Foundation (HCF) in order to participate in the agency's community calendar.

Attachments: [Calendar Memo to Mayor-City Council 10-28-2025](#)

[Resolution No. 25-189](#)

Legislative History

12/9/25 City Council item forwarded to the City Council

G. [25-190](#)**A RESOLUTION TO REPEAL AND RESCIND RESOLUTION 25-143 ADOPTED OCTOBER 7, 2025 REGARDING THE ESTABLISHMENT OF A 90-DAY MORATORIUM ON THE ACCEPTANCE OF PRIVATE APPLICATIONS TO THE PLANNING COMMISSION WHICH ARE SUBJECT TO A PUBLIC HEARING; AND DECLARING AN EMERGENCY**

Brief Description: Repealing and rescinding the moratorium will provide City Council the opportunity to evaluate development activity in the community and review Planning Commission recommendations before prioritizing future Land Development Code amendments.

Attachments: [Resolution No. 25-190](#)

Legislative History

12/9/25 City Council item forwarded to the City Council

H. [25-191](#)**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENTS TO LEASES FOR SPACE AT 1769 AND 1566 GEORGETOWN ROAD FOR USE BY THE CITY PUBLIC WORKS DEPARTMENT THROUGH AUGUST 31, 2027; AND DECLARING AN EMERGENCY.**

Brief Description: The City currently leases space at 1769 and 1566 Georgetown Road, Hudson, Ohio, for use as administrative offices and operational space for the Public Works Department. While the City completes construction of its new Public Works facility, it is necessary to extend the leases on these spaces to ensure that the City maintains the minimal office and operational space required to carry out the responsibilities and services of the Public Works Department.

Attachments: [Resolution No. 25-191](#)

Legislative History

12/9/25 City Council item forwarded to the City Council

13. Legislation

- A. [25-110](#) **AN ORDINANCE AMENDING CHAPTER 1206 OF THE LAND DEVELOPMENT CODE RELEVANT TO REMOVE ASSISTED LIVING, CONTINUING CARE RETIREMENT COMMUNITIES, AND INSTITUTIONAL RESIDENTIAL FROM ALLOWED USES WITHIN THE COMMERCIAL-FOCUSED DISTRICTS.**

Brief Description: Proposed amendment to the Land Development Code to remove Assisted Living, Continuing Care Retirement Communities, and Institutional Residential from allowed uses within the commercial focused districts.

Attachments: [Exhibit A and B](#)
[City Council memo July 8 2025 workshop](#)
[EMS One Mile Buffer](#)
[Signed PC Decision](#)
[Map of Existing Facilities](#)
[LDC draft 10.24.25 with PC Recommendation](#)
[Ordinance No. 25-110](#)

Ordinance No. 25-110 has had three readings and is actionable. Request to postpone to February 3, 2026.

Legislative History

7/8/25	City Council	item forwarded to the City Council
7/15/25	City Council	first reading & referral to the Planning Commission
9/9/25	City Council Workshop	item forwarded to the City Council
9/16/25	City Council	second reading
9/23/25	City Council	item forwarded to the City Council
10/7/25	City Council	third reading
10/7/25	City Council	postponed to a date certain to the City Council
10/28/25	City Council Workshop	item forwarded to the City Council
11/18/25	City Council	public hearing held
11/18/25	City Council	postponed to a date certain to the City Council
12/9/25	City Council	item forwarded to the City Council

B. [25-167](#) AN ORDINANCE AMENDING APPENDIX A OF THE LAND DEVELOPMENT CODE RELEVANT TO SUBMITTAL REQUIREMENTS.

Brief Description: Proposed amendment to the Land Development Code regarding the submittal requirements of Appendix A

Attachments: [Planning Commission Recommendation Submittal Requirements](#)
 [Exhibit A: Redline Changes to Council](#)
 [Planning Commission Decision](#)
 [Ordinance No. 25-167](#)

Second Reading

Legislative History

10/14/25	City Council Workshop	item forwarded to the City Council
10/21/25	City Council	first reading & referral to the Planning Commission
12/9/25	City Council	item forwarded to the City Council

C. [25-168](#) AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE REGARDING THE TRANSFER OF LAND WHERE A CONDITIONAL USE PERMIT HAS BEEN RECENTLY ISSUED.

Brief Description: This ordinance will amend the Land Development Code to reasonably and temporarily limit the transfer (sale) of land where a conditional use permit has recently been issued.

Attachments: [PC Decision](#)
 [Draft amendment as recommended the Planning Commission 11.10.25](#)
 [Ordinance No. 25-168 \(as introduced\)](#)
 [Ordinance No. 25-168 \(with Planning Commission redlines\)](#)

Second Reading

Legislative History

10/14/25	City Council Workshop	item forwarded to the City Council
10/21/25	City Council	first reading & referral to the Planning Commission
12/9/25	City Council	item forwarded to the City Council

D. [25-169](#) A RESOLUTION AUTHORIZING THE CITY COUNCIL PRESIDENT TO ENTER INTO A RETROACTIVE AMENDMENT TO THE CITY MANAGER EMPLOYMENT CONTRACT WITH THOMAS J. SHERIDAN; AND DECLARING AN EMERGENCY.

Brief Description: City Council will take action pertaining to City Manager Thomas Sheridan's Employment Agreement and his annual review.

Attachments: [Exhibit A: Sheridan Employment Contract Amendment - 2025](#)
 [Resolution No. 25-169](#)

Resolution No. 25-169 has had three readings and is actionable. Request to postpone to February 3, 2026.

Legislative History

10/14/25	City Council Workshop	item forwarded to the City Council
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10/21/25	City Council	first reading
10/28/25	City Council Workshop	item forwarded to the City Council
11/18/25	City Council	second reading
11/18/25	City Council	item forwarded to the City Council
11/25/25	City Council	third reading
11/25/25	City Council	postponed to a date certain to the City Council
12/9/25	City Council	item forwarded to the City Council

E. [25-174](#)

A RESOLUTION ACCEPTING THE CITY MANAGER’S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2026.

Brief Description: The City is not removing the Growth Management Allocation System; however, because of no appreciable population change, the system would not be implemented for 2026.

Attachments: [GM Report memo to Council for YR2026](#)
[Resolution No. 25-174](#)

*Second Reading***Legislative History**

10/28/25	City Council Workshop	item forwarded to the City Council
11/18/25	City Council	first reading
11/18/25	City Council	referred to the Planning Commission
12/9/25	City Council	item forwarded to the City Council

F. [25-180](#)

A RESOLUTION SUBMITTING TO THE ELECTORS OF THE CITY THE QUESTION OF THE RENEWAL OF AN EXISTING 2.9 MILL TAX LEVY AND AN INCREASE OF 0.6 MILL, FOR A TOTAL OF 3.5 MILLS IN EXCESS OF THE TEN-MILL LIMITATION, FOR THE PURPOSE OF SUPPORTING THE FREE PUBLIC LIBRARY OF THE HUDSON LIBRARY AND HISTORICAL SOCIETY; AND DECLARING AN EMERGENCY.

Brief Description: This legislation formally refers the Hudson Library’s request for the renewal of the 2.9 mill and an increase of an additional 0.6 mill, for a total of a 3.5 mill levy, to the Summit County Board of Elections to be placed on the May 5, 2026 ballot. If adopted, the levy would last five years.

Attachments: [Hudson Library Certificate of Estimated Property Tax Revenue](#)
[Resolution No. 25-180](#)
[Resolution No. 25-180 \(revised for 11-25-25\)](#)

*Third Reading***Legislative History**

11/18/25	City Council	item forwarded to the City Council
11/25/25	City Council	first reading
11/25/25	City Council	item forwarded to the City Council
12/2/25	City Council	second reading
12/9/25	City Council	item forwarded to the City Council

14. Executive Session

To discuss pending litigation.

15. Adjournment

(10 minute recess)

Regular Workshop:**16. Call to Order****17. Correspondence and Council Comments****18. Discussion Items**

None.

19. Proposed Consent Agenda for January 6, 2026, Council Meeting

- A. [TMP-8385](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND TO ENTER INTO A CONTRACT FOR THE BARLOW COMMUNITY CENTER UPPER LAKE DAM EMBANKMENT REPAIR PROJECT.**
Brief Description: This project will repair a settled area along the upper dam at the Barlow Community Center, in accordance with the Ohio Department of Natural Resources' Dam Safety requirements.
Attachments: [BCC Exhibit](#)
[Draft Resolution](#)
- B. [TMP-8407](#) **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. Approval required for: Auburn Career Center, Firefighter One Class, 7 students, \$17,500.00.
Attachments: [Draft Resolution](#)

20. Proposed Legislation for January 6, 2026, Council Meeting**A. [25-167](#) AN ORDINANCE AMENDING APPENDIX A OF THE LAND DEVELOPMENT CODE RELEVANT TO SUBMITTAL REQUIREMENTS.**

Brief Description: Proposed amendment to the Land Development Code regarding the submittal requirements of Appendix A

Attachments: [Planning Commission Recommendation Submittal Requirements](#)
[Exhibit A: Redline Changes to Council](#)
[Planning Commission Decision](#)
[Ordinance No. 25-167](#)

Ordinance No. 25-167 is scheduled for third reading on January 6, 2026.

Legislative History

10/14/25	City Council Workshop	item forwarded to the City Council
10/21/25	City Council	first reading & referral to the Planning Commission
12/9/25	City Council	item forwarded to the City Council

B. [25-168](#) AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE REGARDING THE TRANSFER OF LAND WHERE A CONDITIONAL USE PERMIT HAS BEEN RECENTLY ISSUED.

Brief Description: This ordinance will amend the Land Development Code to reasonably and temporarily limit the transfer (sale) of land where a conditional use permit has recently been issued.

Attachments: [PC Decision](#)
[Draft amendment as recommended the Planning Commission 11.10.25](#)
[Ordinance No. 25-168 \(as introduced\)](#)
[Ordinance No. 25-168 \(with Planning Commission redlines\)](#)

Ordinance No. 25-168 is scheduled for a third reading on January 6, 2026.

Legislative History

10/14/25	City Council Workshop	item forwarded to the City Council
10/21/25	City Council	first reading & referral to the Planning Commission
12/9/25	City Council	item forwarded to the City Council

C. [25-174](#) **A RESOLUTION ACCEPTING THE CITY MANAGER’S
RECOMMENDATION NOT TO IMPLEMENT THE GROWTH
MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION
SYSTEM DURING CALENDAR YEAR 2026.**

Brief Description: The City is not removing the Growth Management Allocation System; however, because of no appreciable population change, the system would not be implemented for 2026.

Attachments: [GM Report memo to Council for YR2026](#)

[Resolution No. 25-174](#)

Resolution No. 25-174 is scheduled for a public hearing & third reading on January 6, 2026.

Legislative History

10/28/25	City Council Workshop	item forwarded to the City Council
11/18/25	City Council	first reading
11/18/25	City Council	referred to the Planning Commission
12/9/25	City Council	item forwarded to the City Council

21. Items to be Added to Future Agendas

22. Adjournment

**To view staff reports for agenda items, click on the corresponding file numbers
(blue underlined links) next to the titles.**

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*The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner,
an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a
vision to the future, and professionalism in volunteer and public service.*