



City of Hudson, Ohio

Meeting Agenda - Final City Council

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

Tuesday, December 17, 2024

6:45 PM

Town Hall
27 East Main Street

Executive session to begin at 6:45 p.m.; Regular Meeting to begin at 7:30 p.m., followed by
Regular Workshop

Regular Meeting:

1. Call to Order

2. Executive Session

To interview applicants for boards and commissions.

3. Pledge of Allegiance to the Flag

4. Roll Call

5. Approval of the Minutes

A. [24-0125](#)

Minutes of Previous Council Meetings

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

Attachments: [November 26, 2024 Council Workshop Minutes - Draft](#)

[December 3, 2024 Council Meeting Minutes - Draft](#)

[December 10, 2024 Council Workshop Minutes - DRAFT](#)

6. Public Hearings

A. [24-104](#) AN ORDINANCE AMENDING CHAPTERS 1205.09 AND 1205.11 OF THE LAND DEVELOPMENT CODE RELEVANT TO DISTRICT REGULATION SETBACKS FOR ADJACENT RESIDENTIAL PROPERTIES.

Brief Description: Land Development Code Amendment to require uses within D6 and D8 that are adjacent to residentially used properties to be increased to match the setbacks required when such uses are adjacent to residentially zoned properties.

Attachments: [LDC Amendment - 1205 D6 and D8 Setback to adjacent residential property Ordinance No. 24-104](#)

Legislative History

8/27/24	City Council Workshop	item forwarded to the City Council
9/3/24	City Council	first reading
9/3/24	City Council	to suspend the rule requiring three readings
9/3/24	City Council	referred to Planning Commission
11/12/24	City Council	item forwarded to the City Council
11/19/24	City Council	second reading
11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	third reading
12/3/24	City Council	postponed to a date certain to the City Council
12/10/24	City Council Workshop	item forwarded to the City Council

B. [24-105](#) AN ORDINANCE AMENDING CHAPTER 1206.05 OF THE LAND DEVELOPMENT CODE RELEVANT TO NON-CONFORMING RESIDENTIAL USES.

Brief Description: Land Development Code Amendment to provide greater ability of existing non-conforming residential properties to rebuild or expand an existing dwelling on an existing parcel.

Attachments: [LDC Amendment - Section 1206.05\(4\)\(B\) Non-conforming residential use Ordinance No. 24-105](#)
[PC Signed Decision](#)
[Ordinance No. 24-105 \(amended for 12-17-24\)](#)

Legislative History

8/27/24	City Council Workshop	item forwarded to the City Council
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11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	third reading
12/3/24	City Council	postponed to a date certain to the City Council

12/10/24 City Council Workshop item forwarded to the City Council

7. **Public Comments**

8. **Correspondence and Council Comments**

9. **Report of Manager**

A.) North Main St. Alley between Clinton Street and Owen Brown St.

B.) August Flood Update

10. **Appointments**

11. **Consent Agenda**

A. [24-0126](#) **A Motion to Acknowledge the Timely Receipt of the November 2024 Monthly Financial Report**

Brief Description: Financial summaries are provided each month for Council's review.

Attachments: [November 2024 Financial Report](#)

Legislative History

12/10/24 City Council Workshop item forwarded to the City Council

B. [24-0127](#) **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding the Transfer of a Permit to Sell Alcoholic Beverages to Ozer Petroleum LLC, 27 S. Main St. from Square Inch USA LLC, DBA Hudson Petroleum, 27 S. Main St., Hudson.**

Brief Description: The Clerk is in receipt of the attached Notice to Legislative Authority dated December 2, 2024, from the Ohio Division of Liquor Control concerning the opportunity to request a hearing regarding this permit. The City's response must be postmarked no later than December 23, 2024.

Attachments: [Ozer Petroleum Permit # 66101460005](#)

Legislative History

12/10/24 City Council Workshop item forwarded to the City Council

- C. [24-154](#) **AN ORDINANCE AMENDING THE CITY’S PAY RANGE STRUCTURE AND PAY RANGE ASSIGNMENTS SCHEDULE ADOPTED BY ORDINANCE NO. 23-159; AND DECLARING AN EMERGENCY.**
Brief Description: This Ordinance authorizes an annual salary adjustment for the City's non-bargaining unit employees. The pay bands provided in the Pay Range Structure chart attached to the Ordinance have each been adjusted by a factor of 1.03 over the 2024 Pay Range Structure figures. This Ordinance also amends the City’s Pay Range Assignment Schedule.
Attachments: [Exhibit A: 2025 Pay Ranges - Non Union - Final](#)
[Exhibit B: 2025 Pay Range Assignment](#)
[Ordinance No. 24-154](#)
Legislative History
12/10/24 City Council Workshop item forwarded to the City Council
- D. [24-155](#) **A RESOLUTION AUTHORIZING HUDSON FIRE TO PURCHASE A FOTOKITE TETHERED OPERATION, FULLY AUTONOMOUS, PILOTLESS DRONE FROM ATLANTIC EMERGENCY SOLUTIONS; AND DECLARING AN EMERGENCY.**
Brief Description: Hudson Fire has been evaluating uses for operational drones for almost two years. We have had numerous sales demonstrations and seen various drone options. We have determined that the best option available for our purposes is a tethered, autonomous, pilotless, continuous use drone with a combination live visual optic and thermal imaging platform.
Attachments: [Exhibit A: Atlantic Solutions-Fotokite Quote & Sole Source Validation](#)
[Resolution No. 24-155](#)
Legislative History
12/10/24 City Council Workshop item forwarded to the City Council
- E. [24-156](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MONTROSE FORD, FAIRLAWN, OHIO, FOR THE PURCHASE OF ONE FORD EXPLORER FOR FIRE DEPARTMENT USE; AND DECLARING AN EMERGENCY.**
Brief Description: The purchase of one (1) Ford Explorer at Montrose Ford in Fairlawn that is for the Fire Department. This is part of the 2025 budgeted vehicles for Fire. This vehicle is being purchased under the State Bid List items.
Attachments: [Monrose Ford Quote](#)
[Resolution No. 24-156](#)
Legislative History
12/10/24 City Council Workshop item forwarded to the City Council

- F. [24-157](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BENBERY LLC FOR THE PURCHASE OF A 12.1 ACRE PARCEL LOCATED ON STOW ROAD (SUMMIT COUNTY PARCEL # 3009781); AND DECLARING AN EMERGENCY.**

Brief Description: The City of Hudson is interested in the purchase of a 12.1-acre parcel located just north of the Ohio Turnpike on Stow Road otherwise identified by the Summit County Auditor as Parcel #3009781. The land is currently owned by Benbery LLC.

The City and the property owner have agreed to a sale price of \$350,000 total for the property. The City will pay the property owner a 10% deposit at the signing of the purchase agreement which shall serve as an option to purchase. The option period is for 6 months. After the City’s due diligence is reviewed and approved by Council, the City can exercise the option and close. If the City decides to not move forward, there will be no obligation to close.

Attachments: [Resolution No. 24-157](#)

Legislative History

12/10/24 City Council Workshop item forwarded to the City Council

12. Legislation

- A. [24-104](#) **AN ORDINANCE AMENDING CHAPTERS 1205.09 AND 1205.11 OF THE LAND DEVELOPMENT CODE RELEVANT TO DISTRICT REGULATION SETBACKS FOR ADJACENT RESIDENTIAL PROPERTIES.**

Brief Description: Land Development Code Amendment to require uses within D6 and D8 that are adjacent to residentially used properties to be increased to match the setbacks required when such uses are adjacent to residentially zoned properties.

Attachments: [LDC Amendment - 1205 D6 and D8 Setback to adjacent residential property Ordinance No. 24-104](#)

Ordinance No. 24-104 has had three readings and is actionable.

Legislative History

8/27/24	City Council Workshop	item forwarded to the City Council
9/3/24	City Council	first reading
9/3/24	City Council	to suspend the rule requiring three readings
9/3/24	City Council	referred to Planning Commission
11/12/24	City Council	item forwarded to the City Council
11/19/24	City Council	second reading
11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	third reading
12/3/24	City Council	postponed to a date certain to the City Council
12/10/24	City Council Workshop	item forwarded to the City Council

B. [24-105](#) AN ORDINANCE AMENDING CHAPTER 1206.05 OF THE LAND DEVELOPMENT CODE RELEVANT TO NON-CONFORMING RESIDENTIAL USES.

Brief Description: Land Development Code Amendment to provide greater ability of existing non-conforming residential properties to rebuild or expand an existing dwelling on an existing parcel.

Attachments: [LDC Amendment - Section 1206.05\(4\)\(B\) Non-conforming residential use Ordinance No. 24-105](#)
[PC Signed Decision](#)
[Ordinance No. 24-105 \(amended for 12-17-24\)](#)

Ordinance No. 24-105 has had three readings and is actionable.

Legislative History

8/27/24	City Council Workshop	item forwarded to the City Council
9/3/24	City Council	first reading
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9/3/24	City Council	referred to Planning Commission
11/12/24	City Council	item forwarded to the City Council
11/19/24	City Council	second reading
11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	third reading
12/3/24	City Council	postponed to a date certain to the City Council
12/10/24	City Council Workshop	item forwarded to the City Council

C. [24-131](#) A RESOLUTION ACCEPTING THE CITY MANAGER’S RECOMMENDATION NOT TO IMPLEMENT THE GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM DURING CALENDAR YEAR 2025.

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 2025.

Attachments: [GM Report memo to Council for YR2025](#)
[Resolution No. 24-131](#)

Resolution No. 24-131 has had three readings and is actionable.

Legislative History

10/22/24	City Council Workshop	item forwarded to the City Council
11/12/24	City Council	first reading
11/12/24	City Council	item forwarded to the City Council
11/19/24	City Council	public hearing held
11/19/24	City Council	second reading
11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	third reading
12/3/24	City Council	referred to the Planning Commission
12/10/24	City Council Workshop	item forwarded to the City Council

D. [24-151](#) AN ORDINANCE AMENDING SECTION 4, “STORM COLLECTION” AND SECTION 5, “STORM WATER MANAGEMENT,” OF CHAPTER 1419, “ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION” OF THE BUILDING AND HOUSING CODE.

Brief Description: The City of Hudson’s Engineering Standards Section 4 - Storm Collection and Section 5 - Storm Water Management were last updated in 2018. Staff would like to update these sections to reflect recommended higher storm water conveyance and flood mitigation standards and various changes due to industry standards that have changed since the last updates.

- Attachments:** [Summary of Changes](#)
[Exhibit A: Section 4 Redlined Version 11-26-2024](#)
[Exhibit B: Section 5 Redlined Version 11-26-2024](#)
[Ordinance No. 24-151](#)

Second Reading

Legislative History

11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	first reading
12/10/24	City Council Workshop	item forwarded to the City Council

E. [24-152](#) AN ORDINANCE ADOPTING THE CITY OF HUDSON’S GENERAL FUND BUDGET OVERAGE COMMITMENT FOR HUDSON INFRASTRUCTURE.

Brief Description: This is an Ordinance directing the Finance Department to prepare draft appropriations for certain uses, at least in part, in an amount equal to any excess General Fund carryover balance.

- Attachments:** [Ordinance No. 24-152](#)

Second Reading

Legislative History

11/26/24	City Council Workshop	discussed
11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	first reading
12/10/24	City Council Workshop	item forwarded to the City Council

- F. [24-153](#) **AN ORDINANCE AMENDING CHAPTER 254 OF THE CODIFIED ORDINANCES ENTITLED “EMPLOYEE HANDBOOK AND PERSONNEL RULES”, AS INITIALLY ADOPTED AND AS SUBSEQUENTLY AMENDED FROM TIME TO TIME BY CITY COUNCIL.**

Brief Description: This ordinance authorizes amendments to the Employee Handbook and Personnel Rules, as approved by the Personnel Advisory and Appeals Board (PAAB) on September 30, 2024.

Attachments: [Council Summary 2024](#)
[Exhibit A: 2024 Employee Handbook Redlined Copy - Draft](#)
[Council Summary 2024 \(Revised for 12-17-24\)](#)
[Exhibit A: 2024 Employee Handbook Redlined Copy \(Revised for 12-17-24\)](#)
[Ordinance No. 24-153](#)

Second Reading

Legislative History

11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	first reading
12/10/24	City Council Workshop	item forwarded to the City Council

- G. [24-158](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOB CREATION GRANT AGREEMENT WITH CHARTER COMMUNICATIONS, INC. (DBA SPECTRUM); AND DECLARING AN EMERGENCY.**

Brief Description: Charter Communications is requesting a 50% income tax credit for 10 years. The company will relocate regional operations to the existing facility at 280 Executive Parkway West. The company is a provider of telecommunications and broadband services. Charter Communications anticipates investing \$6.3 million and will maintain an anticipated minimum payroll of \$14 million at the facility within three years.

Attachments: [Resolution No. 24-158](#)

First Reading. Staff requests suspension of the rules and passage on first reading.

Legislative History

12/10/24	City Council Workshop	item forwarded to the City Council
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13. Executive Session

To discuss the employment of a public employee.

14. Adjournment

(10 Minute Recess)

Regular Workshop:

15. Call to Order

16. Correspondence and Council Comments**17. Discussion Items**

None.

18. Proposed Consent Agenda for January 7, 2025, Council Meeting

- A. [TMP-7671](#) **A RESOLUTION RETROACTIVELY AUTHORIZING THE CITY MANAGER TO ENTER INTO A GRANT AGREEMENT FOR THE PURPOSE OF THE HUDSON INCLUSIVE PLAYGROUND; AND DECLARING AN EMERGENCY.**

Brief Description: The City Manager or City Manager’s Designee has accepted the One Time Strategic Investment Community Grant in the amount of \$680,000 to fund the Hudson Inclusive Playground at Middleton Park. The receipt of this award does not require a City match.

Attachments: [Staff Report - Inclusive Playground Grant Funding Opportunity - Grant Acceptance](#)
[Draft Resolution](#)

- B. [TMP-7679](#) **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: [Draft Resolution](#)

19. Proposed Legislation for January 7, 2025, Council Meeting

- A. [24-151](#) **AN ORDINANCE AMENDING SECTION 4, “STORM COLLECTION” AND SECTION 5, “STORM WATER MANAGEMENT,” OF CHAPTER 1419, “ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION” OF THE BUILDING AND HOUSING CODE.**

Brief Description: The City of Hudson’s Engineering Standards Section 4 - Storm Collection and Section 5 - Storm Water Management were last updated in 2018. Staff would like to update these sections to reflect recommended higher storm water conveyance and flood mitigation standards and various changes due to industry standards that have changed since the last updates.

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[Exhibit B: Section 5 Redlined Version 11-26-2024](#)
[Ordinance No. 24-151](#)

Ordinance No. 24-151 is scheduled for a third reading on January 7, 2025.

Legislative History

11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	first reading
12/10/24	City Council Workshop	item forwarded to the City Council

B. [24-152](#)**AN ORDINANCE ADOPTING THE CITY OF HUDSON'S GENERAL FUND BUDGET OVERAGE COMMITMENT FOR HUDSON INFRASTRUCTURE.**

Brief Description: This is an Ordinance directing the Finance Department to prepare draft appropriations for certain uses, at least in part, in an amount equal to any excess General Fund carryover balance.

Attachments: [Ordinance No. 24-152](#)

Ordinance No. 24-152 is scheduled for a third reading on January 7, 2025.

Legislative History

11/26/24	City Council Workshop	discussed
11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	first reading
12/10/24	City Council Workshop	item forwarded to the City Council

C. [24-153](#)**AN ORDINANCE AMENDING CHAPTER 254 OF THE CODIFIED ORDINANCES ENTITLED "EMPLOYEE HANDBOOK AND PERSONNEL RULES", AS INITIALLY ADOPTED AND AS SUBSEQUENTLY AMENDED FROM TIME TO TIME BY CITY COUNCIL.**

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[Exhibit A: 2024 Employee Handbook Redlined Copy \(Revised for 12-17-24\)](#)

[Ordinance No. 24-153](#)

Ordinance No. 24-153 is scheduled for a third reading on January 7, 2025.

Legislative History

11/26/24	City Council Workshop	item forwarded to the City Council
12/3/24	City Council	first reading
12/10/24	City Council Workshop	item forwarded to the City Council

- D. [24-158](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOB CREATION GRANT AGREEMENT WITH CHARTER COMMUNICATIONS, INC. (DBA SPECTRUM); AND DECLARING AN EMERGENCY.**

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Attachments: [Resolution No. 24-158](#)

Resolution No. 24-158 is scheduled for a second reading on January 7, 2025.

Legislative History

12/10/24 City Council Workshop item forwarded to the City Council

20. Items to be Added to Future Agendas

*The following item will appear on the January 7, 2025, Council Meeting agenda:
- Honorary Resolution for Annette Johnson's Retirement*

21. 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.