



City of Hudson, Ohio

Meeting Minutes - Draft 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, February 18, 2025

6:30 PM

Town Hall
27 East Main Street

Executive Session to begin at 6:30 p.m.; followed by Regular Council Meeting at 7:30 p.m.

1. Call to Order

In the absence of Mayor Anzevino, President of Council Foster called to order the meeting of Hudson City Council at 6:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Present: 5 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz and Mr. Sutton

Absent: 2 - Mrs. Heater and Mrs. Kowalski

2. Executive Session

A motion was made by Mr. Sutton, seconded by Mr. Banweg, to enter into executive session to interview applicants for the Cemetery Board. The motion carried by the following vote:

Aye: 5 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz and Mr. Sutton

Mr. Foster recessed the regular meeting to go into executive session at 6:30 p.m.

Mrs. Kowalski and Mrs. Heater entered the meeting at 7:02 p.m. and 7:20 p.m., respectively.

Mr. Foster resumed the regular meeting at 7:30 p.m.

3. Pledge of Allegiance to the Flag

4. Roll Call

Present: 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

Staff in Attendance: Mr. Sheridan, City Manager; Mr. Pitchford, City Solicitor & Special Counsel; Ms. Wheeler, Clerk of Council; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; Mr. Tabak, Police Chief; and Mr. Varnes, Fire/EMS Chief.

5. Approval of the Minutes

A. [25-0020](#) Minutes of Previous Council Meetings

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

Attachments: [January 18, 2025 Council Retreat Minutes - Draft](#)
[February 4, 2025 Council Meeting Minutes - Draft](#)
[February 11, 2025 Special Meeting & Workshop Minutes - Draft](#)

A motion was made by Mr. Banweg, seconded by Dr. Bird, that the minutes be approved as submitted. The motion carried by the following vote:

Aye: 7 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Mr. Banweg

6. Proclamation

A. [25-0021](#) Special Recognition of Hudson Community Foundation's 25th Anniversary

Brief Description: Council will recognize Hudson Community Foundation's 25th Anniversary.

Attachments: [Hudson Community Foundation 25th Anniversary](#)

Members from Hudson Community Foundation accepted the proclamation.

Mr. Foster read the proclamation in its entirety.

7. Public Hearing

A. [25-29](#) 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 BROWN FARMS ONE, LLC, BROWN FARMS TWO, LLC, AND SHERYL J. BROWN, TRUSTEE, 34 WELLGATE DRIVE, HUDSON, OHIO.

Brief Description: The Brown family has submitted a renewal Application for Placement of Farmland in an Agricultural District for five (5) properties, totaling approximately 63.02 acres, located off of Barlow Road and Seasons Road in Hudson.

Attachments: [Agricultural Use exemption application - Brown Farms](#)
 [Brown Farms - subject parcels](#)
 [Brown Farms CD Inspection 2.3.25](#)
 [Resolution No. 25-29](#)

Mr. Foster opened the public hearing at 7:35 p.m. There being no comments, he closed the public hearing at 7:36 p.m.

A public hearing was held for Resolution No. 25-29.

8. Public Comments

Mr. Anthony Ravida, 1746 Edgar Dr., responded to Mr. Foster's comments from the February 4, 2025, Council meeting.

9. Correspondence and Council Comments

Mr. Sutton announced that the Hudson Middle School annual musical is "The Little Mermaid", taking place March 7th and 8th.

Several Councilmembers addressed Mr. Ravida's comments, requesting a meeting to find a resolution to the problem, documenting what the current options are, and encouraging Mr. Ravida to review agricultural use districts in the City.

10. Report of Manager

A. [25-0024](#) Fire/EMS Study Follow-Up: Consultant Response to Council Questions

Brief Description: K2M Design has provided the attached materials to respond to Council's questions.

Attachments: [Hudson Response to Questions](#)
 [Hudson Fire EMS K2M Response to Council Questions](#)
 [Hudson Proposed Remodel Plan-2025-02-18](#)

Mr. Vaughn Miller, K2M Design, reviewed with Council his responses to questions about the Fire/EMS needs study, addressing firefighter staffing, whether crews can stay in current facility, phased construction, when the City would require a second fire station, and a survey of surrounding communities.

Mr. Banweg would like to bring in individuals who have experience in fire safety to speak with the subcommittee.

Mr. Sheridan asked Council if staff should move forward with hiring daytime EMS staff. There was general consensus to start the process.

Dr. Bird requested that the number of calls, units responding, capacity, etc. be separated between Fire and EMS as we compare ourselves to other communities.

11. Appointments

A motion was made by Mr. Foster, seconded by Mrs. Kowalski, to appoint Marilyn Orr to a full term on the Cemetery Board. The motion carried by the following vote:

Aye: 6 - Mr. Foster, Dr. Goetz, Mrs. Kowalski, Mr. Sutton, Mr. Banweg and Dr. Bird

Abstain: 1 - Mrs. Heater

12. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Sutton, seconded by Mr. Banweg, to suspend the rule requiring three readings for the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird and Mr. Foster

Approval of the Consent Agenda

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

Aye: 7 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster and Dr. Goetz

A. [25-0022](#) A Motion to Acknowledge the Timely Receipt of the January 2025 Monthly Financial Report

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

Attachments: [January 2025 Financial Report](#)

Motion No. 25-0022 was approved on the Consent Agenda.

B. [25-0023](#) 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 for Hudson Table LLC, 7542 Darrow Road, 1st Floor, from Tri M Inc., DBA Northend Market, 7542 Darrow Rd, 1st Floor, Hudson.

Brief Description: The Clerk is in receipt of the attached Notice to Legislative Authority dated *January 31, 2025* 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 *February 28, 2025*.

Attachments: [Notice to Legislative Authority - Hudson Table LLC, 7542 Darrow Rd.](#)

Motion No. 25-0023 was approved on the Consent Agenda.

C. [25-24](#) A RESOLUTION AUTHORIZING THE CITY MANAGER'S DESIGNEE TO SUBMIT AN APPLICATION TO APPLY FOR A

REWORKS COMMUNITY ASSISTANCE RECYCLING GRANT AND ACCEPTING FUNDS IF AWARDED.

Brief Description: Summit County Reworks awards a Community Recycling Assistance Grant to financially support residential infrastructure for recycling or organics diversion within Summit County communities. The City could receive \$22,000 in grant funding for personnel costs associated with annual leaf pick up.

Attachments: [Staff Report - Reworks - 2025](#)
[Resolution No. 25-24](#)

Resolution No. 25-24 was approved on the Consent Agenda.

D. [25-25](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE SUMMIT COUNTY PUBLIC DEFENDER'S OFFICE; AND DECLARING AN EMERGENCY.**

Brief Description: The City enters into an annual agreement with the Legal Defenders Office of Summit County for the defense of indigent defendants. This Resolution authorizes such an agreement during the year 2025.

Attachments: [Hudson contract for 2025](#)
[Resolution No. 25-25](#)

Resolution No. 25-25 was approved on the Consent Agenda.

E. [25-26](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE PURCHASE PRICE OF A LARGE CAPACITY ROUGH MOWER LISTED IN "EXHIBIT A" OF RESOLUTION NO. 24-149 DUE TO A LESSOR TRADE IN ALLOWANCE THAN EXPECTED.**

Brief Description: This Resolution would authorize an increase of \$3,272.49 due to a lower trade in allowance than expected.

Attachments: [Res. No. 24-149 Permission to bid and award](#)
[2025 Permission to Bid Award rev_1](#)
[Resolution No. 25-26](#)

Resolution No. 25-26 was approved on the Consent Agenda.

F. [25-27](#) **A RESOLUTION RENEWING THE DESIGNATION OF REPUBLIC SERVICES AS THE CITY'S PREFERRED TRASH AND RECYCLING VENDOR AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE CONTRACT WITH REPUBLIC SERVICES; AND DECLARING AN EMERGENCY.**

Brief Description: This contract involves preferred pricing for trash and recycling services. City Council approved a preferred hauler contract in 2021 with an expiration date of March 31, 2025. This is a three-year extension of the services from the previous contract with an increase in the first year of 10.8% and the second and third years realizing 5% increases.

Attachments: [Renewal Tab \(comparison\) - Residential Refuse and Recycling Services 2.4.25](#)
[Resolution No. 25-27](#)

Resolution No. 25-27 was approved on the Consent Agenda.

13. Legislation

- A. [25-12](#) **AN AMENDMENT OF ORDINANCE NO. 99-44, THE CURRENT BACKFLOW PREVENTION PROGRAM, WITH UPDATED GUIDELINES, STANDARDS, AND LANGUAGE.**
Brief Description: An ordinance to amend the current Backflow Prevention Program with updated guidelines, standards, and language. Since the adoption of the existing program, various agencies providing backflow guidance have supplemented relevant information. This suggested amendment encompasses that information.

Attachments: [Ordinance No. 99-44](#)
[Exhibit A](#)
[Ordinance No. 25-12](#)

A motion was made by Mr. Sutton, seconded by Dr. Bird, to approve Ordinance No. 25-12 on third reading. The motion carried by the following vote:

Aye: 7 - Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz and Mrs. Heater

- B. [25-19](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE TERMINATION AND ASSET PURCHASE AGREEMENT WITH DESTINATION HUDSON, INC. FOR THE PURCHASE OF CERTAIN PHYSICAL ASSETS, RETAIL INVENTORY AND FURNITURE FROM THE VISITOR CENTER; AND DECLARING AN EMERGENCY.**

Brief Description: As part of the termination of the Lease, DH desires and agrees to sell to City and City desires and agrees to purchase from DH, certain physical assets of DH, consisting exclusively of certain retail inventory and furniture from the Visitor Center and Gift Shop operated by DH.

Attachments: [Exhibit A - DH Lease Termination and Asset Purchase Agree - FINAL](#)
[Resolution No. 25-19](#)

Dr. Goetz provided background on Destination Hudson, stated that she felt it would not be fiscally responsible to take over the Visitors' Center, and would vote no on the Resolution.

Mr. Sutton responded that the Comprehensive Plan gave Council this direction to focus on promoting downtown, community events, and a community calendar. He further stated that Destination Hudson has done a good job but it is time for city to take over with this mutually beneficial agreement.

Mrs. Kowalski indicated her reason for voting "no" when the legislation was on the Consent Agenda, citing the cost to the city, reduction of golf revenue as an incentive for volunteers, and staffing concerns. She further stated that certain members from Destination Hudson did not want to enter into this agreement but had no

choice because Council did not want to renew their lease.

Mr. Banweg stated that there is a joint statement for this joint plan and the legislation aids in the future of Destination Hudson when some of its members are considering retirement.

Mr. Sheridan clarified that there is a joint statement and that the City will take over the visitor center, not Destination Hudson.

A motion was made by Mr. Banweg, seconded by Mr. Sutton, that Resolution No. 25-19 be adopted on third reading. The motion carried by the following vote:

Aye: 5 - Mr. Banweg, Dr. Bird, Mr. Foster, Mrs. Heater and Mr. Sutton

Nay: 2 - Dr. Goetz and Mrs. Kowalski

C. [25-22](#) AN ORDINANCE CODIFYING THE RIGHT OF PUBLIC COMMENT AT ANY BOARD OR COMMISSION MEETING AND ESTABLISHING RULES FOR PUBLIC COMMENT.

Brief Description: The City of Hudson is interested in defining an ordinance which requires boards/commissions to accept a comment from the public (provided the topic is relevant to the board), and also provide them with the tools to reject comments which are not relevant to them.

Attachments: [Ordinance No. 25-22](#)

Mr. Foster read the title of Ordinance No. 25-22, which constituted its second reading.

D. [25-23](#) AN ORDINANCE CREATING SECTION 220.03(n) OF THE CODIFIED ORDINANCES OF THE CITY OF HUDSON IN ORDER TO STREAMLINE PARLIAMENTARY PROCEDURES FOR THE ADOPTION OF LEGISLATION WITH ANY AMENDMENTS OR SUBSTITUTIONS; AND DECLARING AN EMERGENCY.

Brief Description: This new rule change is to reestablish prior practice of moving to adopt legislation with certain, specified amendments without having to first put the item up for discussion through a simple motion to adopt.

Attachments: [Ordinance No. 25-23](#)

Mr. Foster read the title of Ordinance No. 25-23, which constituted its second reading.

E. [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](#)
[Ordinance No. 25-28](#)

Mr. Foster read the title of Ordinance No. 25-28, which constituted its first reading.

A motion was made by Mr. Banweg, seconded by Dr. Bird, to refer Ordinance No. 25-28 to Planning Commission. The motion carried by the following vote:

Aye: 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

- F. [25-29](#) **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 BROWN FARMS ONE, LLC, BROWN FARMS TWO, LLC, AND SHERYL J. BROWN, TRUSTEE, 34 WELLGATE DRIVE, HUDSON, OHIO.**

Brief Description: The Brown family has submitted a renewal Application for Placement of Farmland in an Agricultural District for five (5) properties, totaling approximately 63.02 acres, located off of Barlow Road and Seasons Road in Hudson.

Attachments: [Agricultural Use exemption application - Brown Farms](#)
[Brown Farms - subject parcels](#)
[Brown Farms CD Inspection 2.3.25](#)
[Resolution No. 25-29](#)

Mr. Foster read the title of Resolution No. 25-29, which constituted its first reading.

14. Executive Session

A motion was made by Mr. Sutton, seconded by Mr. Banweg, to enter into executive session to consider the transfer of a real estate interest. Invited to executive session were all members of Council, the Mayor, the City Solicitor, the Community Development Director, and the City Manager. The motion carried by the following roll call vote:

Aye: 7 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Mr. Banweg

Mr. Foster recessed the regular meeting at 8:30 p.m. to enter into executive session. He resumed the regular meeting at 9:11 p.m.

15. Adjournment

There being no further business, Mr. Foster adjourned the regular meeting at 9:11 p.m.

Christopher W. Foster, Acting Mayor

Aparna Wheeler, Clerk of Council

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 220.03(d), Rules.